HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: December 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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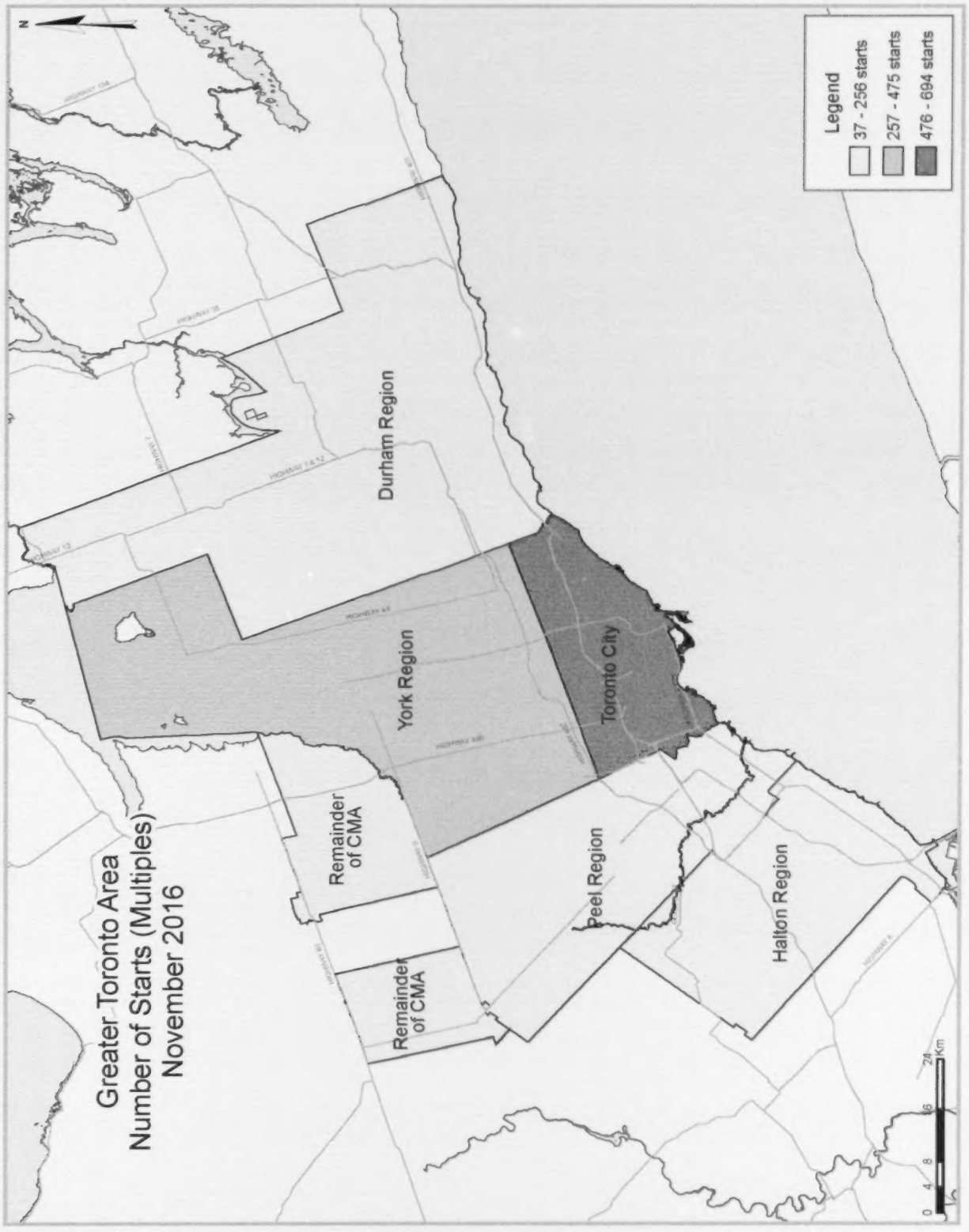
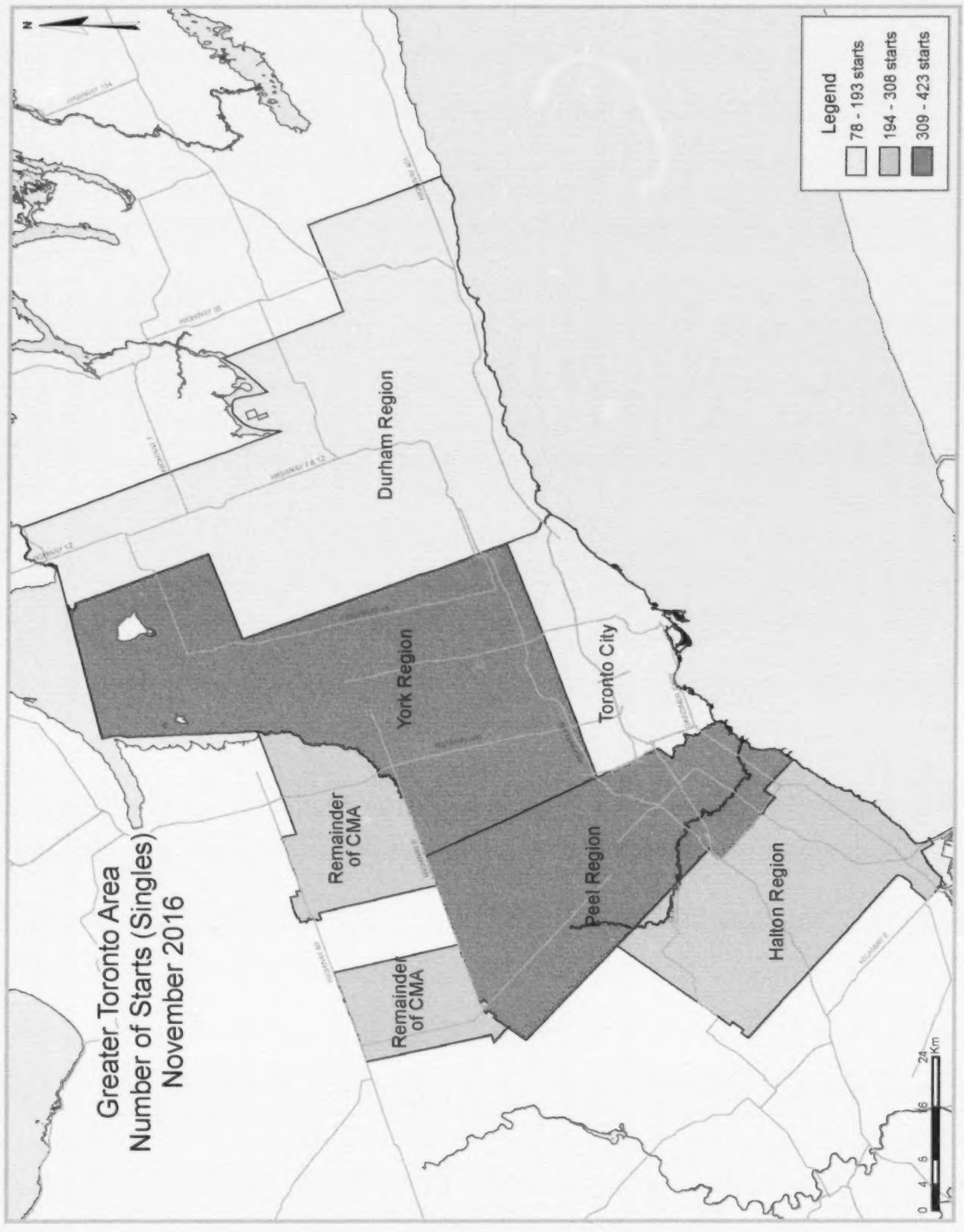
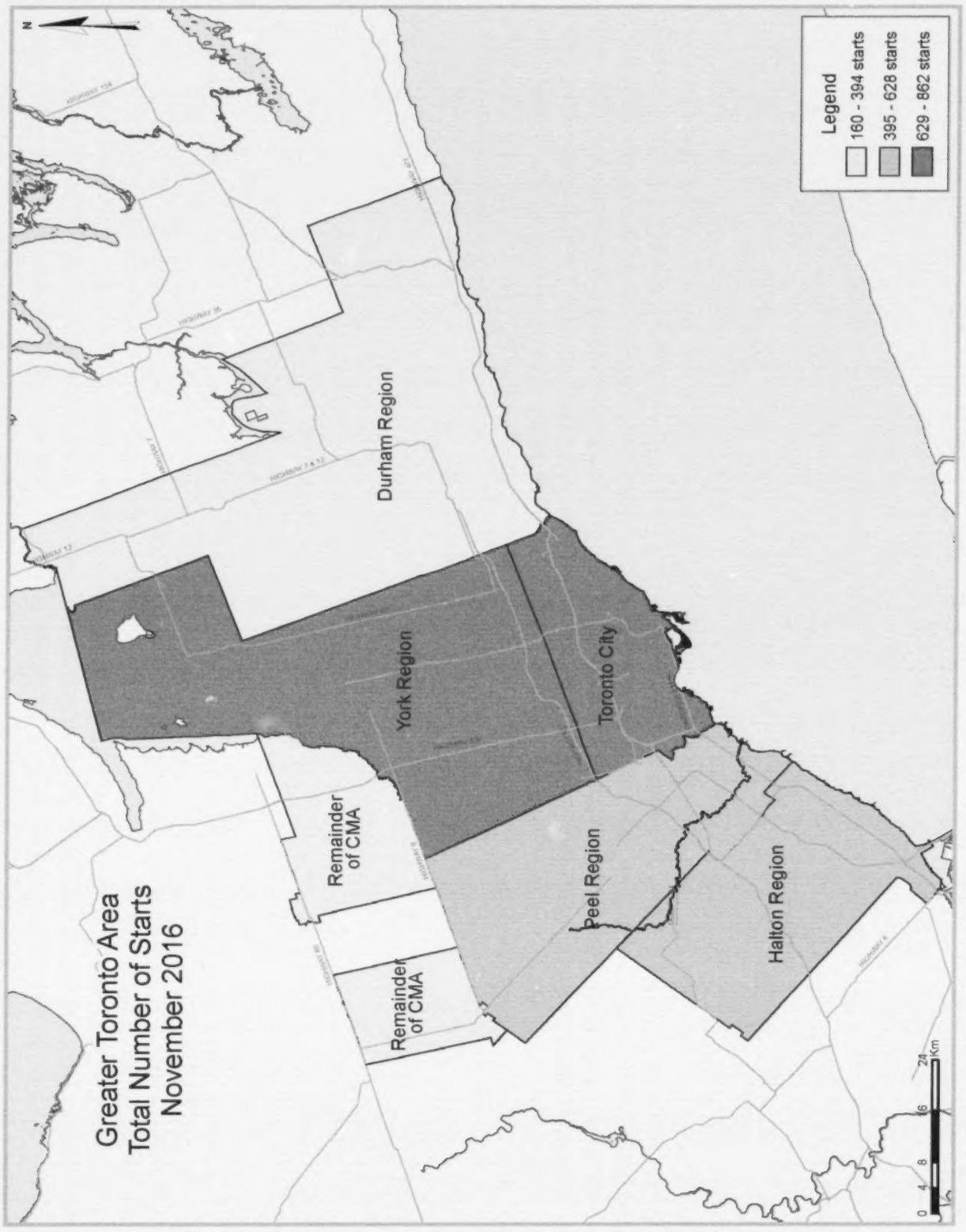
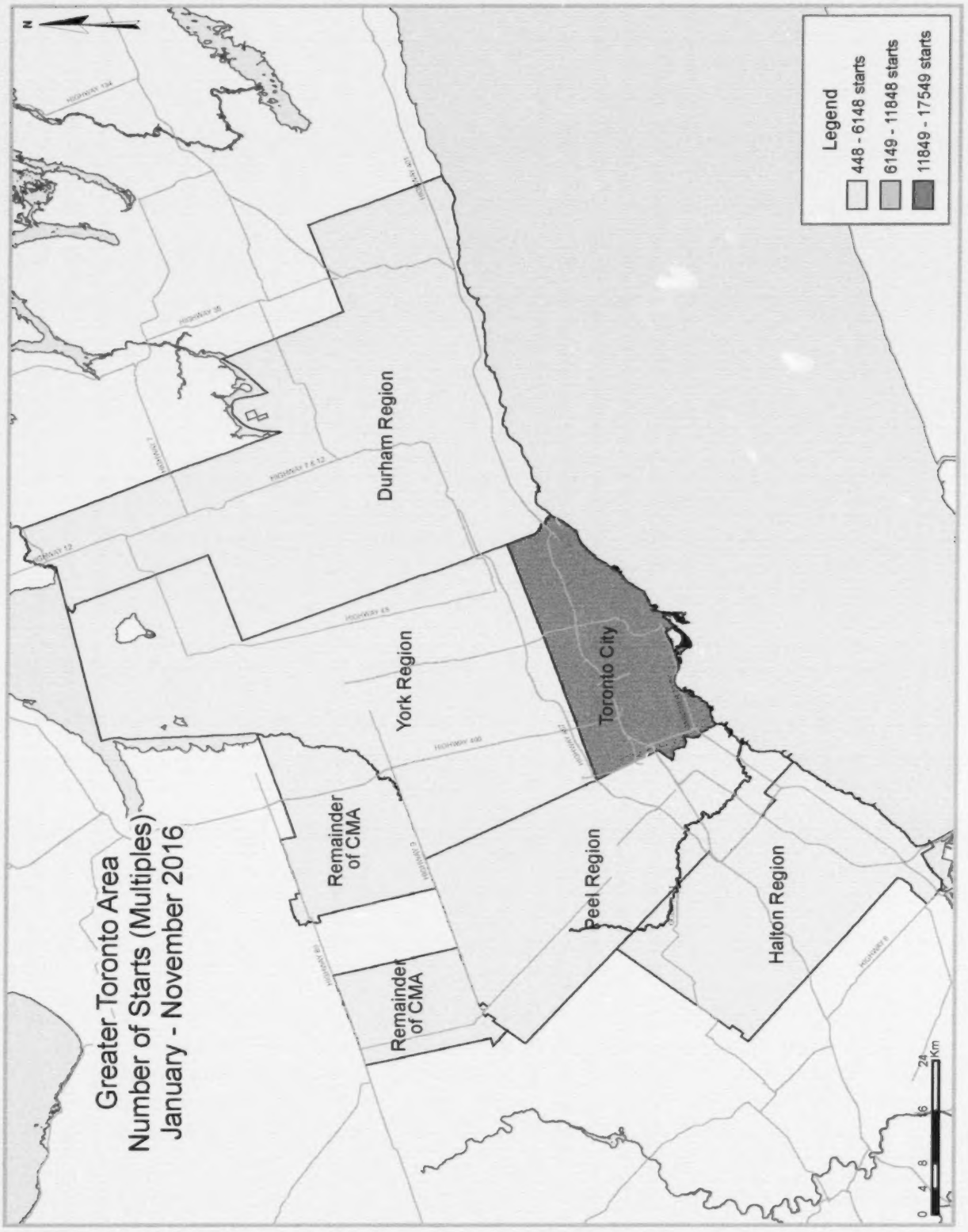
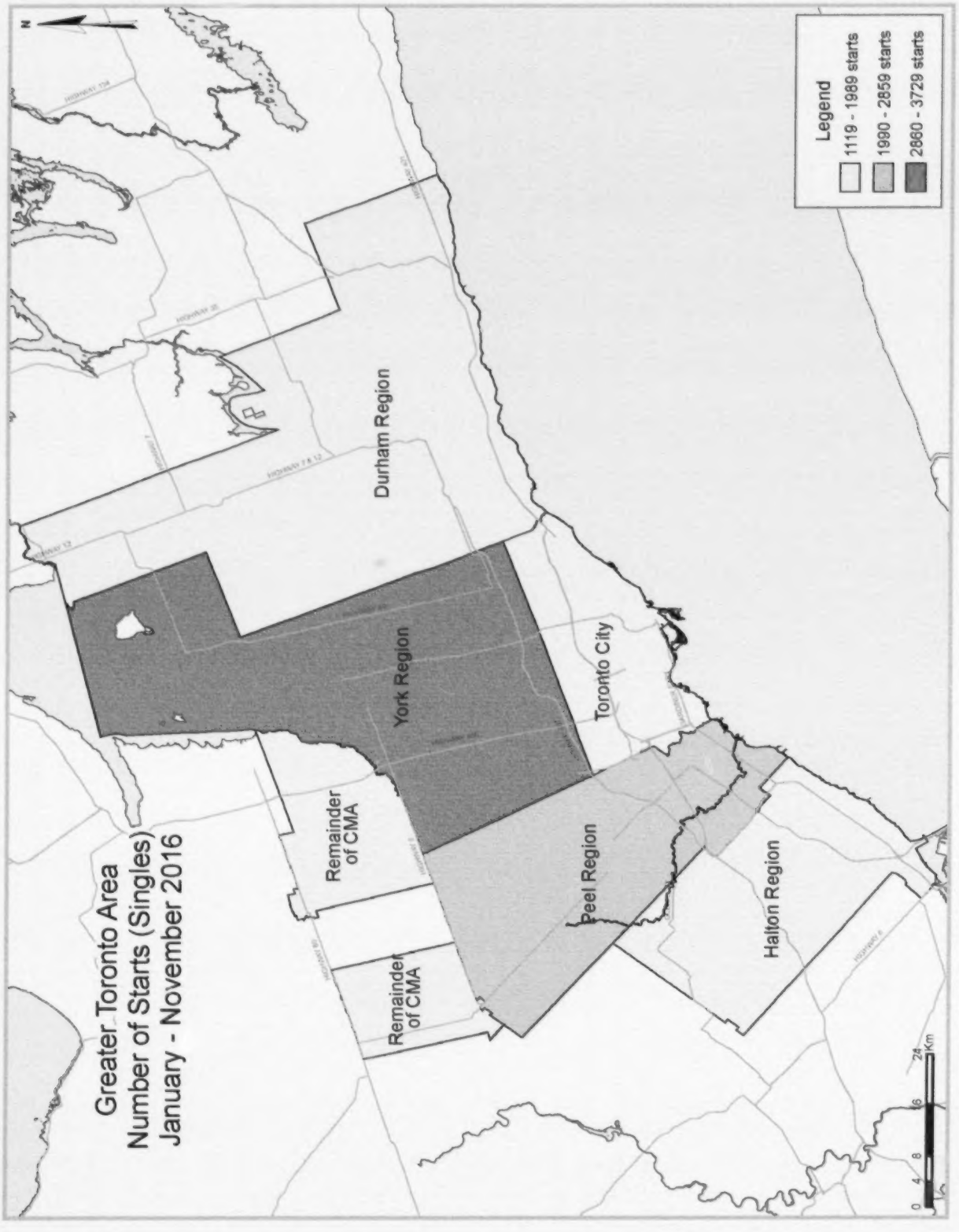
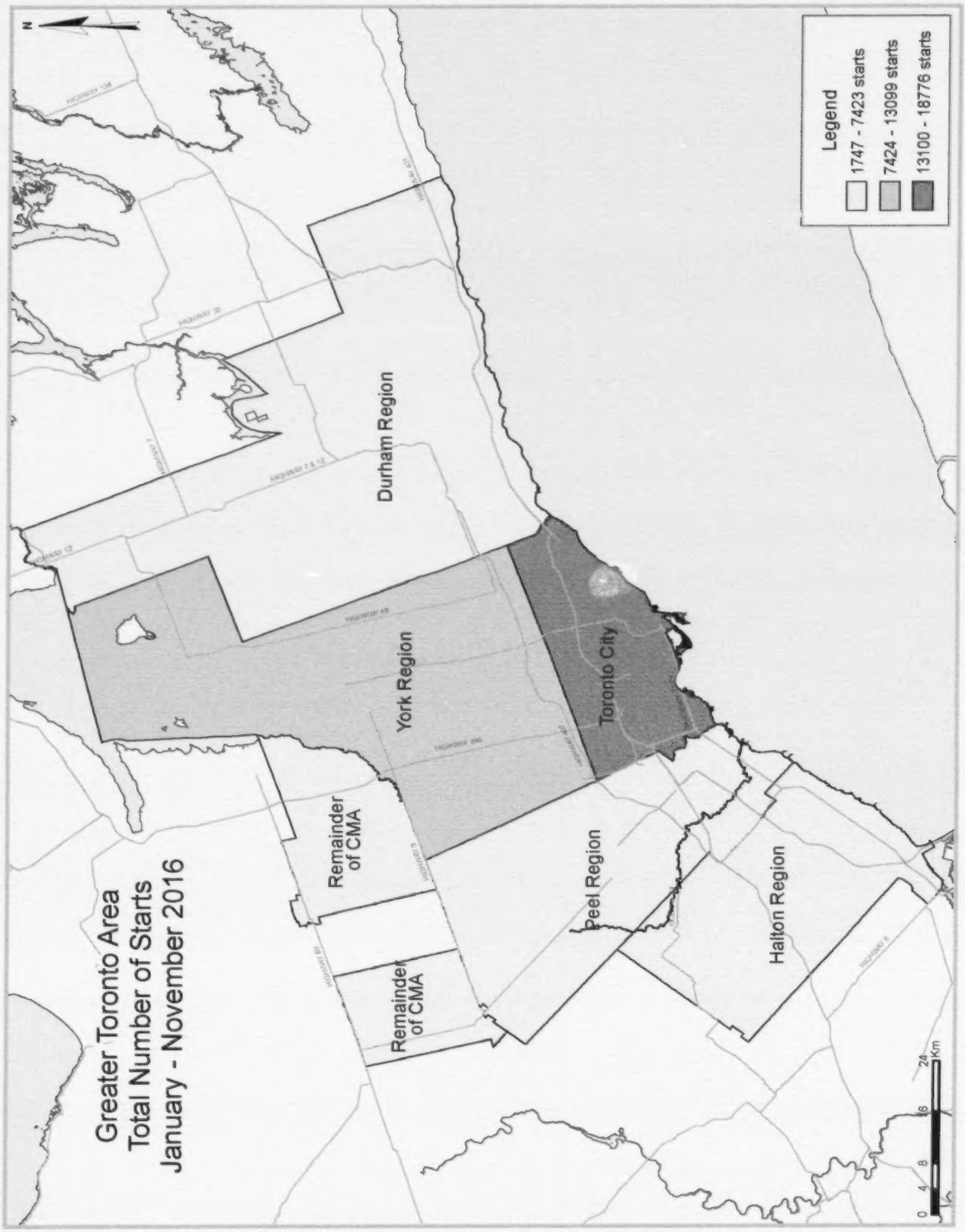

Greater Toronto Area
Number of Starts (Multiples)
November 2016
Legend
37 - 256 starts
257 - 475 starts
476 - 694 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

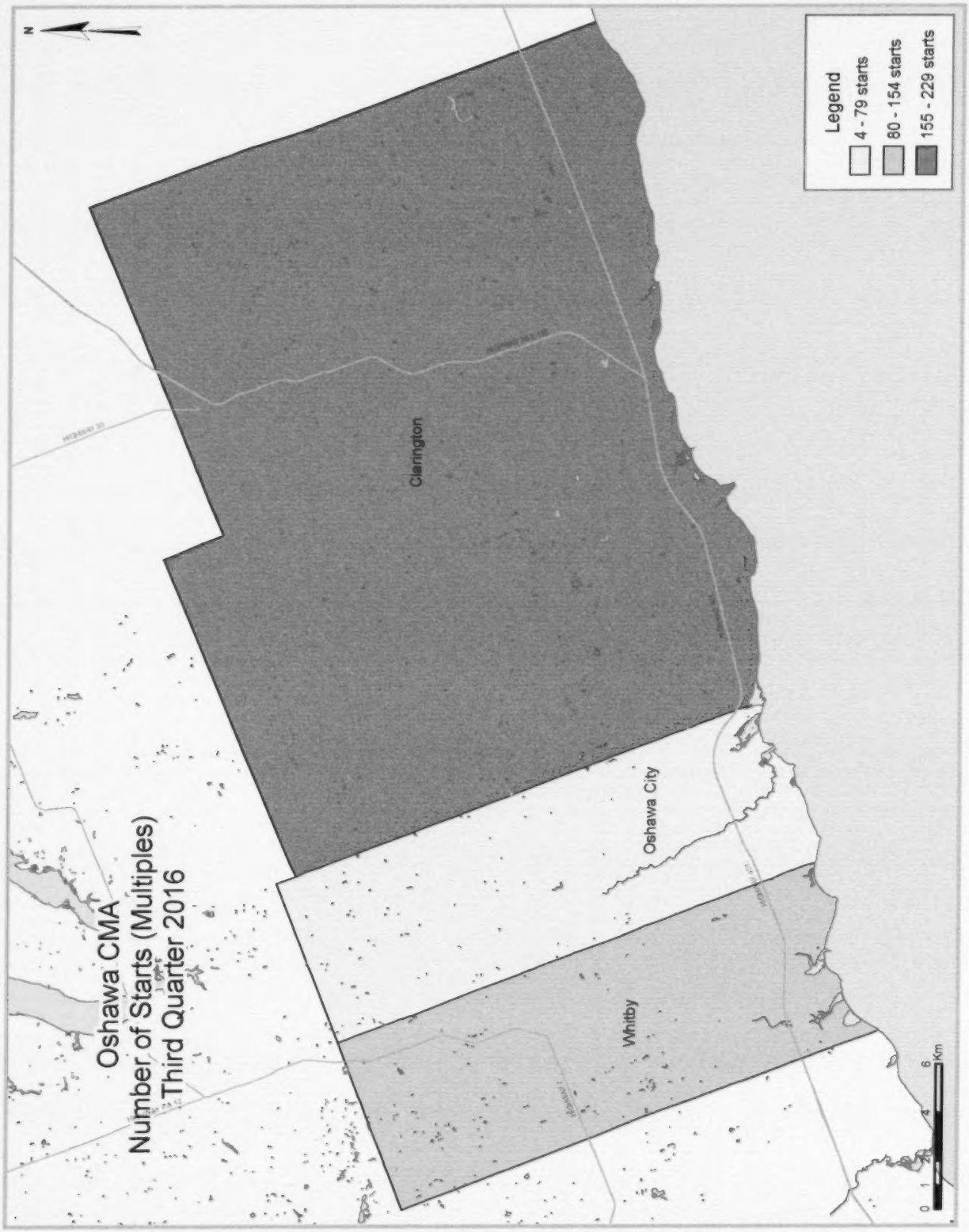

Greater Toronto Area
Number of Starts (Singles)
November 2016
Legend
78 - 193 starts
194 - 308 starts
309 - 423 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
November 2016
Legend
160 - 394 starts
395 - 628 starts
629 - 862 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

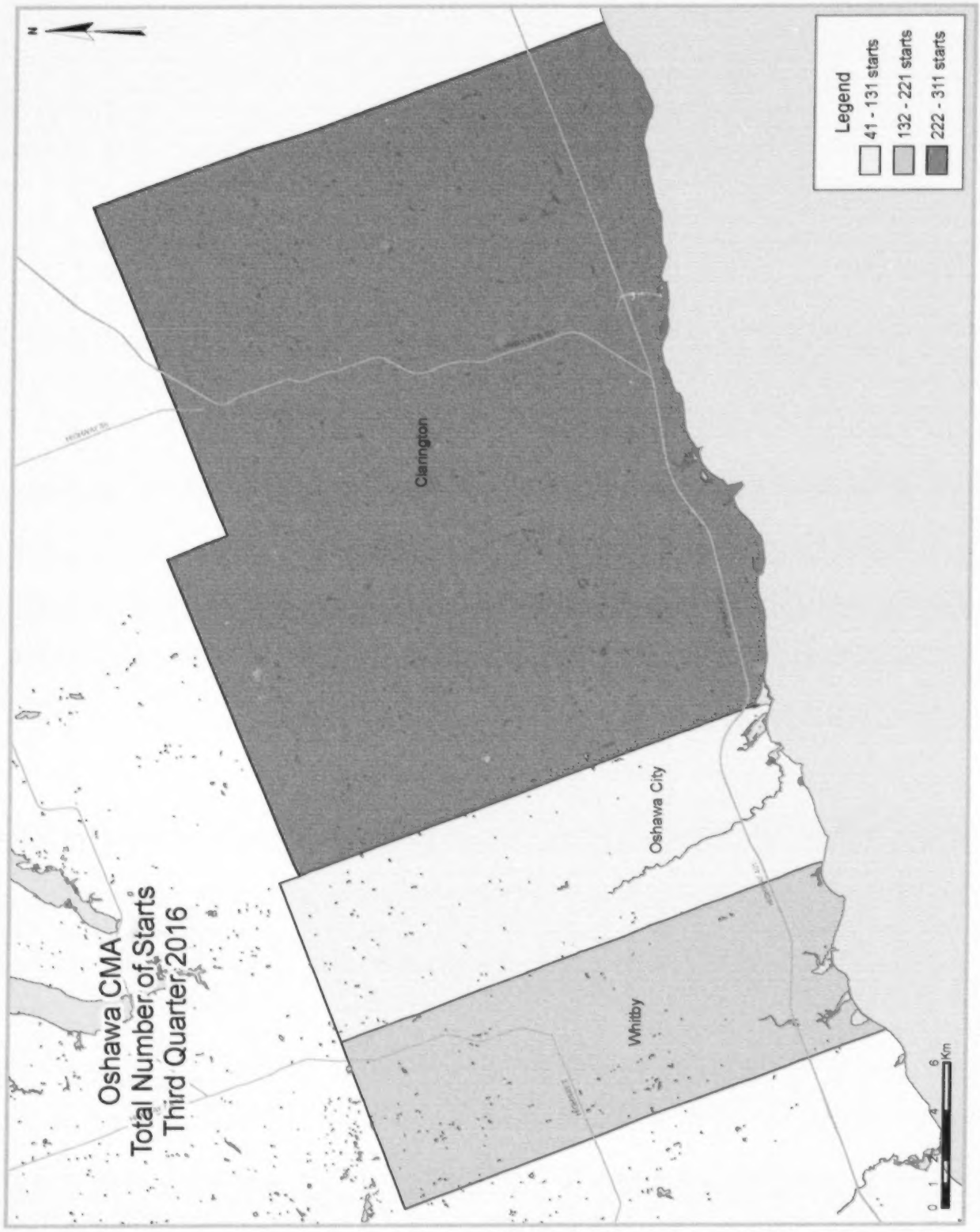

Greater Toronto Area
Number of Starts (Multiples)
January - November 2016
Legend
448 - 6148 starts
6149 - 11848 starts
11849 - 17549 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

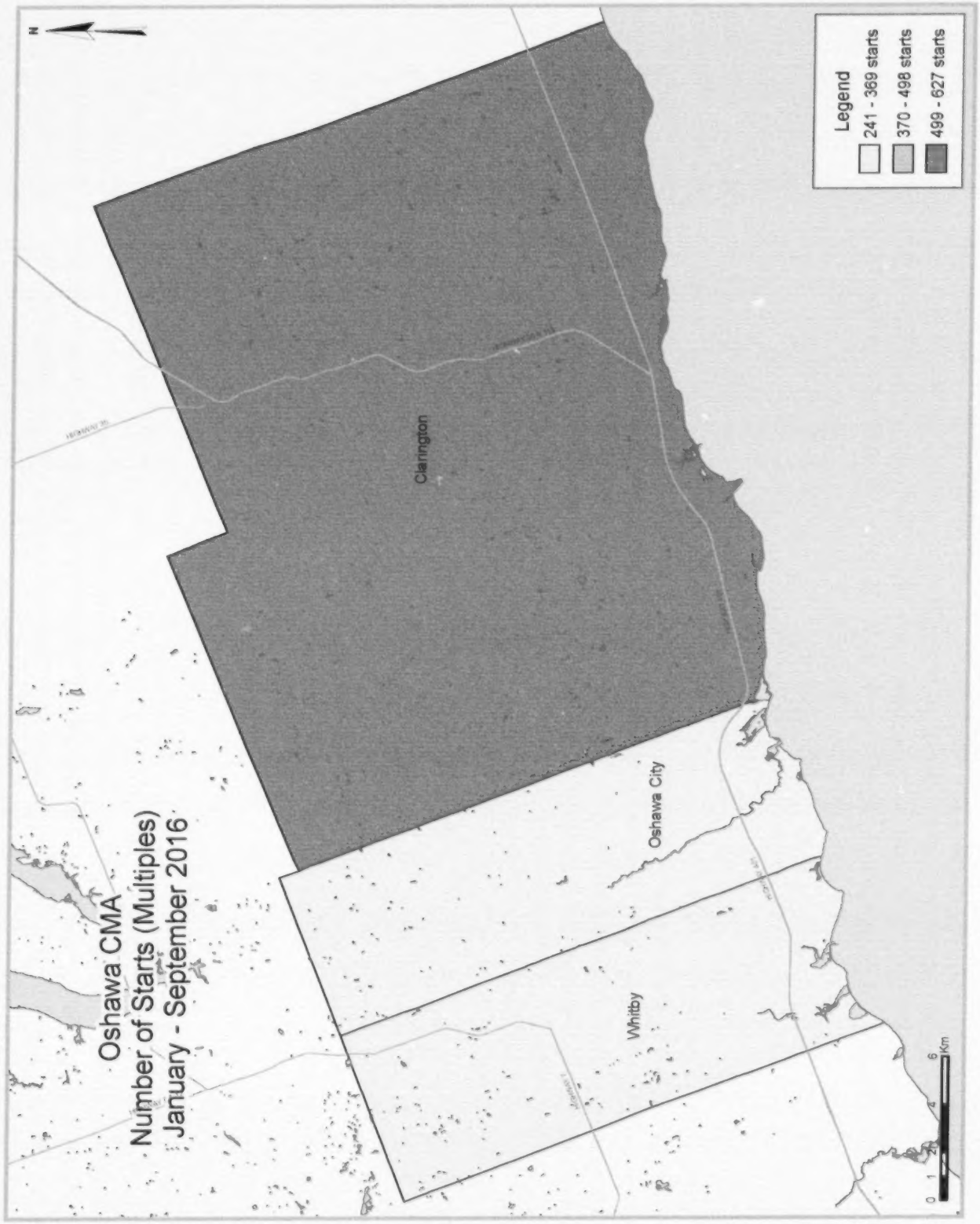

Greater Toronto Area
Number of Starts (Singles)
January - November 2016
Legend
1119 - 1989 starts
1990 - 2859 starts
2860 - 3729 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

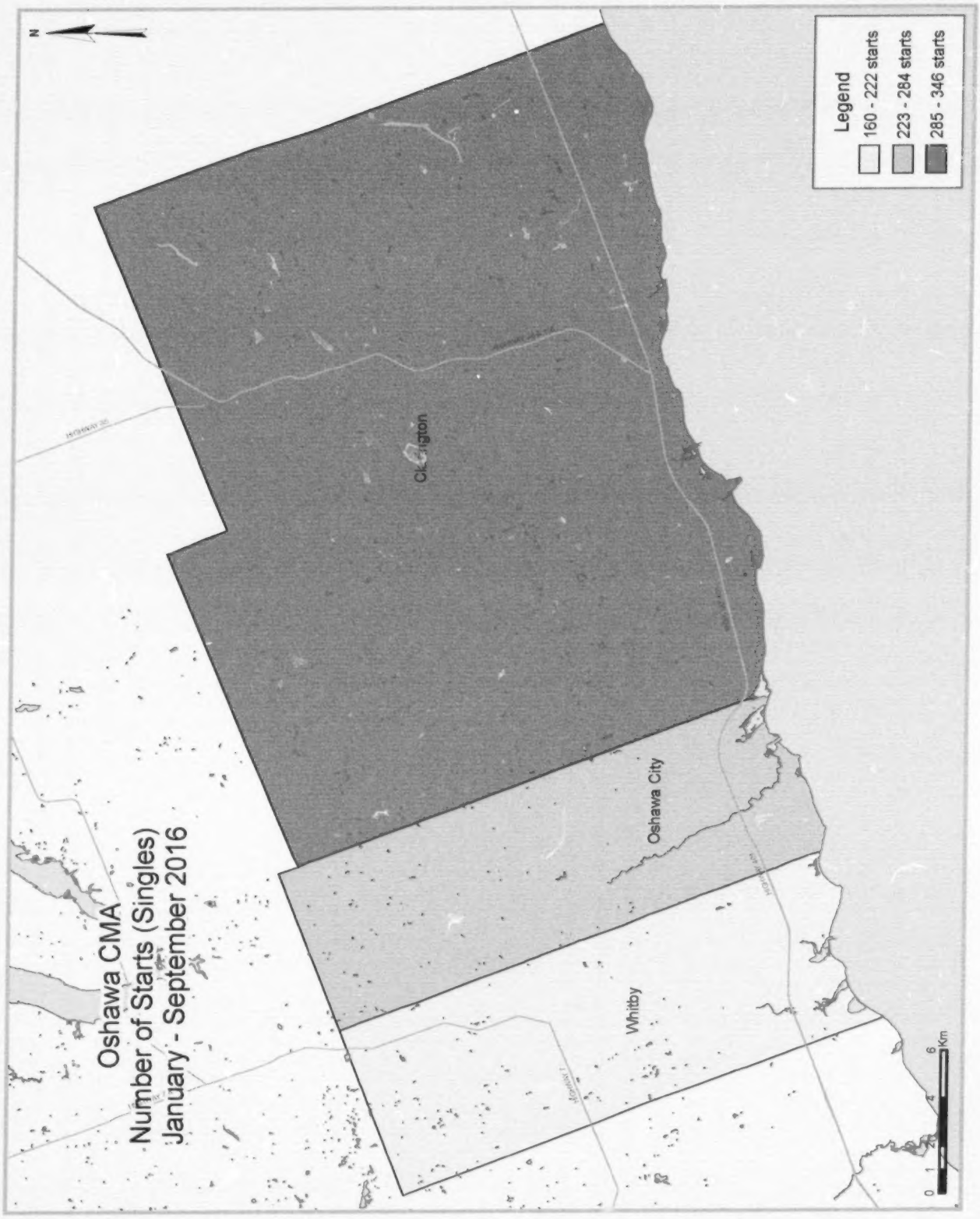

Greater Toronto Area
Total Number of Starts
January - November 2016
Legend
1747 - 7423 starts
7424 - 13099 starts
13100 - 18776 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

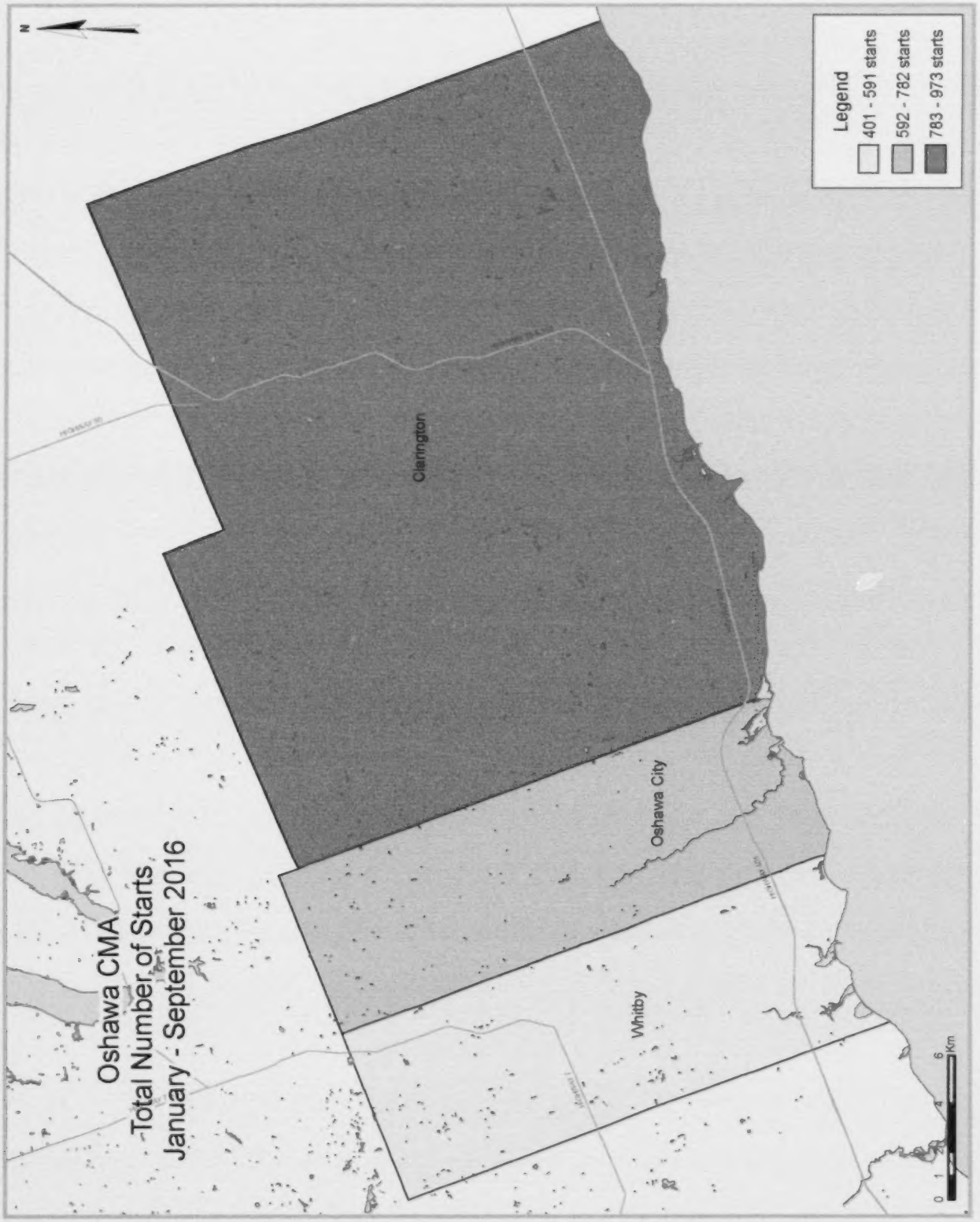

Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2016
Legend
4 - 79 starts
80 - 154 starts
155 - 229 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km

Oshawa CMA
Number of Starts (Singles)
Third Quarter 2016
Legend
37 - 52 starts
53 - 67 starts
68 - 82 starts
Clarington
Oshawa City
Whitby
N
0
6
Km


Oshawa CMA
Total Number of Starts
Third Quarter 2016
Legend
41 - 131 starts
132 - 221 starts
222 - 311 starts
N
Clarington
Oshawa City
Whitby
0
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - September 2016
Legend
241 - 369 starts
370 - 498 starts
499 - 627 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - September 2016
Legend
160 - 222 starts
223 - 284 starts
285 - 346 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
January - September 2016
Legend
401 - 591 starts
592 - 782 starts
783 - 973 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) November 2016		
Toronto CMA[1]	October 2016	November 2016
Trend[2]	39,689	39,195
SAAR	48,035	30,425
	November 2015	November 2016
Actual		
November - Single-Detached	1,011	1,308
November - Multiples	4,032	1,435
November - Total	5,043	2,743
January to November - Single-Detached	9,216	10,534
January to November - Multiples	30,938	25,508
January to November - Total	40,154	36,042

Table 1b: Housing Starts (SAAR and Trend) November 2016		
Oshawa CMA[1]	October 2016	November 2016
Trend[2]	2,662	2,521
SAAR	3,013	1,488
	November 2015	November 2016
Actual		
November - Single-Detached	84	43
November - Multiples	55	78
November - Total	139	121
January to November - Single-Detached	1,315	906
January to November - Multiples	1,085	1,465
January to November - Total	2,400	2,371

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	1,308	38	526	0	4	867	0	0	2,743
November 2015	1,006	84	615	5	29	3,235	0	69	5,043
% Change	30.0	-54.8	-14.5	-100.0	-86.2	-73.2	n/a	-100.0	-45.6
Year-to-date 2016	10,515	838	4,246	19	456	17,301	116	2,551	36,042
Year-to-date 2015	9,175	988	3,873	41	1,026	22,227	45	2,779	40,154
% Change	14.6	-15.2	9.6	-53.7	-55.6	-22.2	157.8	-8.2	-10.2
UNDER CONSTRUCTION									
November 2016	11,461	1,086	5,593	15	840	43,941	98	5,584	68,618
November 2015	9,159	1,092	4,039	45	1,452	45,501	56	4,948	66,292
% Change	25.1	-0.5	38.5	-66.7	-42.1	-3.4	75.0	12.9	3.5
COMPLETIONS									
November 2016	768	74	239	9	39	1,726	0	342	3,197
November 2015	731	64	134	0	127	474	0	6	1,536
% Change	5.1	15.6	78.4	n/a	-69.3	**	n/a	**	108.1
Year-to-date 2016	8,532	918	2,895	42	1,025	16,140	81	2,303	31,940
Year-to-date 2015	7,177	1,142	2,362	11	522	30,092	6	1,390	42,702
% Change	18.9	-19.6	22.6	**	96.4	-46.4	**	65.7	-25.2
COMPLETED & NOT ABSORBED									
November 2016	230	23	56	1	21	951	n/a	n/a	1,282
November 2015	276	20	64	1	28	1,898	n/a	n/a	2,287
% Change	-16.7	15.0	-12.5	0.0	-25.0	-49.9	n/a	n/a	-43.9
ABSORBED									
November 2016	783	70	239	9	39	1,752	n/a	n/a	2,892
November 2015	704	64	134	0	132	466	n/a	n/a	1,500
% Change	11.2	9.4	78.4	n/a	-70.5	**	n/a	n/a	92.8
Year-to-date 2016	8,584	909	2,895	41	1,029	17,133	n/a	n/a	30,591
Year-to-date 2015	7,116	1,149	2,358	10	522	29,111	n/a	n/a	40,266
% Change	20.6	-20.9	22.8	**	97.1	-41.1	n/a	n/a	-24.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	43	0	11	0	67	0	0	0	121
November 2015	84	0	17	0	13	0	0	25	139
% Change	-48.8	n/a	-35.3	n/a	**	n/a	n/a	-100.0	-12.9
Year-to-date 2016	906	52	458	0	194	520	4	237	2,371
Year-to-date 2015	1,314	20	219	1	109	132	0	605	2,400
% Change	-31.1	160.0	109.1	-100.0	78.0	**	n/a	-60.8	-1.2
UNDER CONSTRUCTION									
November 2016	809	50	428	0	270	652	2	786	2,997
November 2015	1,019	24	263	1	161	132	3	779	2,382
% Change	-20.6	108.3	62.7	-100.0	67.7	**	-33.3	0.9	25.8
COMPLETIONS									
November 2016	93	0	4	0	15	0	0	0	112
November 2015	135	4	0	0	17	0	0	6	162
% Change	-31.1	-100.0	n/a	n/a	-11.8	n/a	n/a	-100.0	-30.9
Year-to-date 2016	1,085	22	217	0	194	0	0	236	1,754
Year-to-date 2015	944	4	100	0	44	0	1	78	1,171
% Change	14.9	**	117.0	n/a	**	n/a	-100.0	**	49.8
COMPLETED & NOT ABSORBED									
November 2016	28	2	0	0	1	0	n/a	n/a	31
November 2015	23	0	0	0	0	0	n/a	n/a	23
% Change	21.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	34.8
ABSORBED									
November 2016	93	0	4	0	15	0	n/a	n/a	112
November 2015	135	4	0	0	17	0	n/a	n/a	156
% Change	-31.1	-100.0	n/a	n/a	-11.8	n/a	n/a	n/a	-28.2
Year-to-date 2016	1,085	20	217	0	193	0	n/a	n/a	1,515
Year-to-date 2015	949	4	100	0	44	0	n/a	n/a	1,097
% Change	14.3	**	117.0	n/a	**	n/a	n/a	n/a	38.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	1,161	36	502	0	71	867	0	0	2,637
November 2015	1,032	78	612	3	42	3,331	0	94	5,192
% Change	12.5	-53.8	-18.0	-100.0	69.0	-74.0	n/a	-100.0	-49.2
Year-to-date 2016	10,197	782	4,406	12	646	18,123	83	2,787	37,036
Year-to-date 2015	9,829	940	4,008	22	1,137	22,644	45	3,384	42,009
% Change	3.7	-16.8	9.9	-45.5	-43.2	-20.0	84.4	-17.6	-11.8
UNDER CONSTRUCTION									
November 2016	11,192	1,028	5,649	4	1,119	45,267	63	6,367	70,689
November 2015	9,624	1,066	4,180	24	1,635	45,962	59	5,882	68,432
% Change	16.3	-3.6	35.1	-83.3	-31.6	-1.5	6.8	8.2	3.3
COMPLETIONS									
November 2016	796	74	243	11	54	1,726	0	342	3,246
November 2015	842	68	135	0	144	476	0	12	1,677
% Change	-5.5	8.8	80.0	n/a	-62.5	**	n/a	**	93.6
Year-to-date 2016	8,852	882	2,976	29	1,210	16,125	81	2,693	32,852
Year-to-date 2015	7,636	1,118	2,458	6	595	30,182	7	1,583	43,585
% Change	15.9	-21.1	21.1	**	103.4	-46.6	**	70.1	-24.6
COMPLETED & NOT ABSORBED									
November 2016	258	26	40	1	22	951	n/a	n/a	1,298
November 2015	304	21	48	1	28	1,880	n/a	n/a	2,282
% Change	-15.1	23.8	-16.7	0.0	-21.4	-49.4	n/a	n/a	-43.1
ABSORBED									
November 2016	807	70	243	11	54	1,752	n/a	n/a	2,937
November 2015	815	68	135	0	149	526	n/a	n/a	1,693
% Change	-1.0	2.9	80.0	n/a	-63.8	**	n/a	n/a	73.5
Year-to-date 2016	8,877	871	2,976	28	1,213	17,100	n/a	n/a	31,065
Year-to-date 2015	7,560	1,122	2,454	5	595	29,201	n/a	n/a	40,937
% Change	17.4	-22.4	21.3	**	103.9	-41.4	n/a	n/a	-24.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2016	106	6	0	0	0	688	0	0	800
November 2015	88	16	16	0	0	2,644	0	69	2,833
York Region									
November 2016	423	0	260	0	0	179	0	0	862
November 2015	351	10	157	0	0	478	0	0	996
Peel Region									
November 2016	309	20	67	0	0	0	0	0	396
November 2015	313	52	287	0	19	113	0	0	784
Halton Region									
November 2016	243	10	164	0	0	0	0	0	417
November 2015	167	0	135	3	0	96	0	0	401
Durham Region									
November 2016	80	0	11	0	71	0	0	0	162
November 2015	113	0	17	0	23	0	0	25	178
Toronto CMA									
November 2016	1,308	38	526	0	4	867	0	0	2,743
November 2015	1,006	84	615	5	29	3,235	0	69	5,043
Oshawa CMA									
November 2016	43	0	11	0	67	0	0	0	121
November 2015	84	0	17	0	13	0	0	25	139
Greater Toronto Area									
November 2016	1,161	36	502	0	71	867	0	0	2,637
November 2015	1,032	78	612	3	42	3,331	0	94	5,192

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket November 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2016	1,817	146	752	0	427	32,956	56	5,014	41,168
November 2015	1,582	176	544	3	255	32,573	38	4,025	39,196
York Region									
November 2016	3,878	190	2,101	2	161	6,013	0	231	12,576
November 2015	2,768	148	1,353	2	365	7,503	0	245	12,384
Peel Region									
November 2016	3,243	512	1,313	0	154	2,785	5	336	8,348
November 2015	2,790	672	1,316	15	536	2,785	18	678	8,810
Halton Region									
November 2016	967	94	901	1	13	2,692	0	0	4,668
November 2015	1,036	24	566	3	256	2,800	0	155	4,840
Durham Region									
November 2016	1,287	86	582	1	364	821	2	786	3,929
November 2015	1,448	46	401	1	223	301	3	779	3,202
Toronto CMA									
November 2016	11,461	1,086	5,593	15	840	43,941	98	5,584	68,618
November 2015	9,159	1,092	4,039	45	1,452	45,501	56	4,948	66,292
Oshawa CMA									
November 2016	809	50	428	0	270	652	2	786	2,997
November 2015	1,019	24	263	1	161	132	3	779	2,382
Greater Toronto Area									
November 2016	11,192	1,028	5,649	4	1,119	45,267	63	6,367	70,689
November 2015	9,624	1,066	4,180	24	1,635	45,962	59	5,882	68,432

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2016	77	6	21	0	0	699	0	342	1,145
November 2015	150	2	9	0	0	401	0	6	568
York Region									
November 2016	251	16	57	0	22	833	0	0	1,179
November 2015	241	14	108	0	57	0	0	0	420
Peel Region									
November 2016	196	52	90	9	11	0	0	0	358
November 2015	217	42	0	0	36	0	0	0	295
Halton Region									
November 2016	146	0	48	2	0	194	0	0	390
November 2015	61	6	18	0	27	75	0	0	187
Durham Region									
November 2016	126	0	27	0	21	0	0	0	174
November 2015	173	4	0	0	24	0	0	6	207
Toronto CMA									
November 2016	768	74	239	9	39	1,726	0	342	3,197
November 2015	731	64	134	0	127	474	0	6	1,536
Oshawa CMA									
November 2016	93	0	4	0	15	0	0	0	112
November 2015	135	4	0	0	17	0	0	6	162
Greater Toronto Area									
November 2016	796	74	243	11	54	1,726	0	342	3,246
November 2015	842	68	135	0	144	476	0	12	1,677

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2016	181	15	18	1	21	835	n/a	n/a	1,071
November 2015	197	12	22	1	19	1,579	n/a	n/a	1,830
York Region									
November 2016	30	8	0	0	0	63	n/a	n/a	101
November 2015	43	8	0	0	6	281	n/a	n/a	338
Peel Region									
November 2016	1	0	22	0	0	0	n/a	n/a	23
November 2015	14	0	22	0	0	0	n/a	n/a	36
Halton Region									
November 2016	16	1	0	0	0	53	n/a	n/a	70
November 2015	26	1	0	0	0	20	n/a	n/a	47
Durham Region									
November 2016	30	2	0	0	1	0	n/a	n/a	33
November 2015	24	0	4	0	3	0	n/a	n/a	31
Toronto CMA									
November 2016	230	23	56	1	21	951	n/a	n/a	1,282
November 2015	276	20	64	1	28	1,898	n/a	n/a	2,287
Oshawa CMA									
November 2016	28	2	0	0	1	0	n/a	n/a	31
November 2015	23	0	0	0	0	0	n/a	n/a	23
Greater Toronto Area									
November 2016	258	26	40	1	22	951	n/a	n/a	1,298
November 2015	304	21	48	1	28	1,880	n/a	n/a	2,282

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2016	89	2	21	0	0	756	n/a	n/a	868
November 2015	118	2	9	0	0	393	n/a	n/a	522
York Region									
November 2016	252	16	57	0	22	802	n/a	n/a	1,149
November 2015	245	14	108	0	62	0	n/a	n/a	429
Peel Region									
November 2016	196	52	90	9	11	0	n/a	n/a	358
November 2015	217	42	0	0	36	0	n/a	n/a	295
Halton Region									
November 2016	147	0	48	2	0	194	n/a	n/a	391
November 2015	64	6	18	0	27	133	n/a	n/a	248
Durham Region									
November 2016	123	0	27	0	21	0	n/a	n/a	171
November 2015	171	4	0	0	24	0	n/a	n/a	199
Toronto CMA									
November 2016	783	70	239	9	39	1,752	n/a	n/a	2,892
November 2015	704	64	134	0	132	466	n/a	n/a	1,500
Oshawa CMA									
November 2016	93	0	4	0	15	0	n/a	n/a	112
November 2015	135	4	0	0	17	0	n/a	n/a	156
Greater Toronto Area									
November 2016	807	70	243	11	54	1,752	n/a	n/a	2,937
November 2015	815	68	135	0	149	526	n/a	n/a	1,693

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Toronto City	106	88	6	16	0	10	688	2,719	800	2,833	-71.8
Toronto	10	17	4	4	0	10	688	1,957	702	1,988	-64.7
East York	4	7	0	8	0	0	0	0	4	15	-73.3
Etobicoke	16	9	0	0	0	0	0	523	16	532	-97.0
North York	52	52	2	0	0	0	0	237	54	289	-81.3
Scarborough	17	0	0	0	0	0	0	0	17	0	n/a
York	7	3	0	4	0	0	0	2	7	9	-22.2
York Region	423	351	0	10	260	157	179	478	862	996	-13.5
Aurora	49	57	0	0	0	14	179	0	228	71	**
East Gwillimbury	165	10	0	0	0	0	0	0	165	10	**
Georgina Township	25	73	0	0	4	0	0	0	29	73	-60.3
King Township	15	20	0	4	0	26	0	0	15	50	-70.0
Markham	18	56	0	2	180	60	0	478	198	596	-66.8
Newmarket	7	20	0	0	0	0	0	0	7	20	-65.0
Richmond Hill	57	78	0	0	76	21	0	0	133	99	34.3
Vaughan	72	33	0	4	0	8	0	0	72	45	60.0
Whitchurch-Stouffville	15	4	0	0	0	28	0	0	15	32	-53.1
Peel Region	309	313	20	52	67	306	0	113	396	784	-49.5
Brampton	224	272	18	32	28	287	0	113	270	704	-61.6
Caledon	71	31	0	18	27	0	0	0	98	49	100.0
Mississauga	14	10	2	2	12	19	0	0	28	31	-9.7
Halton Region	243	170	10	0	164	135	0	96	417	401	4.0
Burlington	2	5	0	0	0	0	0	96	2	101	-98.0
Halton Hills	4	26	0	0	0	0	0	0	4	26	-84.6
Milton	218	85	10	0	164	115	0	0	392	200	96.0
Oakville	19	54	0	0	0	20	0	0	19	74	-74.3
Durham Region	80	113	0	0	82	40	0	25	162	178	-9.0
Ajax	10	5	0	0	0	10	0	0	10	15	-33.3
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	14	39	0	0	0	17	0	0	14	56	-75.0
Oshawa	7	38	0	0	58	0	0	25	65	63	3.2
Pickering	22	15	0	0	4	0	0	0	26	15	73.3
Scugog	2	8	0	0	0	0	0	0	2	8	-75.0
Uxbridge	3	1	0	0	0	0	0	0	3	1	200.0
Whitby	22	7	0	0	20	13	0	0	42	20	110.0
Remainder of Toronto CMA	194	73	2	6	35	17	0	3	231	99	133.3
Bradford West Gwillimbury	100	33	2	0	0	13	0	0	102	46	121.7
Town of Mono	13	6	0	0	0	0	0	0	13	6	116.7
New Tecumseth	73	28	0	6	28	4	0	0	101	38	165.8
Orangeville	8	6	0	0	7	0	0	3	15	9	66.7
Toronto CMA	1,308	1,011	38	84	530	635	867	3,313	2,743	5,043	-45.6
Oshawa CMA	43	84	0	0	78	30	0	25	121	139	-12.9
Greater Toronto Area (GTA)	1,161	1,035	36	78	573	648	867	3,431	2,637	5,192	-49.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	1,227	1,137	60	40	623	427	16,866	16,901	18,776	18,505	1.5
Toronto	172	143	18	12	118	99	10,044	11,857	10,352	12,111	-14.5
East York	75	70	8	8	0	0	66	0	149	78	91.0
Etobicoke	298	229	4	12	68	137	2,493	2,865	2,863	3,243	-11.7
North York	483	553	24	0	283	51	2,291	1,336	3,081	1,940	58.8
Scarborough	153	112	0	0	154	134	1,932	684	2,239	930	140.8
York	46	30	6	8	0	6	40	159	92	203	-54.7
York Region	3,729	3,065	210	176	1,715	1,680	2,543	4,410	8,197	9,331	-12.2
Aurora	630	497	82	4	343	232	179	207	1,234	940	31.3
East Gwillimbury	649	133	52	0	138	0	0	0	839	133	**
Georgina Township	319	267	0	2	48	24	0	0	367	293	25.3
King Township	254	381	0	4	10	60	0	0	264	445	-40.7
Markham	324	386	34	64	418	447	1,701	1,158	2,477	2,055	20.5
Newmarket	307	163	2	58	41	23	231	16	581	260	123.5
Richmond Hill	399	235	22	4	236	423	176	1,224	833	1,886	-55.8
Vaughan	692	933	18	38	435	176	102	1,751	1,247	2,898	-57.0
Whitchurch-Stouffville	155	70	0	2	46	295	154	54	355	421	-15.7
Peel Region	2,791	2,826	350	666	934	1,427	310	2,455	4,385	7,374	-40.5
Brampton	2,395	2,098	288	506	715	1,068	50	263	3,448	3,935	-12.4
Caledon	259	548	26	90	73	110	0	0	358	748	-52.1
Mississauga	137	180	36	70	146	249	260	2,192	579	2,691	-78.5
Halton Region	1,119	1,055	92	8	774	755	707	1,704	2,692	3,522	-23.6
Burlington	44	75	0	4	0	43	302	333	346	455	-24.0
Halton Hills	78	325	2	0	71	86	56	0	207	411	-49.6
Milton	423	314	44	2	203	306	135	464	805	1,086	-25.9
Oakville	574	341	46	2	500	320	214	907	1,334	1,570	-15.0
Durham Region	1,343	1,768	82	50	804	553	757	906	2,986	3,277	-8.9
Ajax	212	214	10	0	51	140	0	0	273	354	-22.9
Brock	10	17	0	6	0	0	0	0	10	23	-56.5
Clarington	385	497	2	2	184	61	523	6	1,094	566	93.3
Oshawa	327	660	32	18	312	138	94	595	765	1,411	-45.8
Pickering	162	137	4	14	85	24	0	169	251	344	-27.0
Scugog	14	19	0	0	0	0	0	0	14	19	-26.3
Uxbridge	39	66	12	10	16	61	0	0	67	137	-51.1
Whitby	194	158	22	0	156	129	140	136	512	423	21.0
Remainder of Toronto CMA	1,299	791	112	90	335	110	1	51	1,747	1,042	67.7
Bradford West Gwillimbury	520	348	64	2	80	26	0	0	664	376	76.6
Town of Mono	97	108	0	0	0	0	1	0	98	108	-9.3
New Tecumseth	663	298	48	88	157	66	0	48	868	500	73.6
Orangeville	19	37	0	0	98	18	0	3	117	58	101.7
Toronto CMA	10,534	9,216	850	1,000	4,533	4,581	20,125	25,357	36,042	40,154	-10.2
Oshawa CMA	906	1,315	56	20	652	328	757	737	2,371	2,400	-1.2
Greater Toronto Area (GTA)	10,209	9,851	794	940	4,850	4,842	21,183	26,376	37,036	42,009	-11.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Toronto City	0	10	0	0	688	2,650	0	69
Toronto	0	10	0	0	688	1,888	0	69
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	523	0	0
North York	0	0	0	0	0	237	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	2	0	0
York Region	260	157	0	0	179	478	0	0
Aurora	0	14	0	0	179	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	4	0	0	0	0	0	0	0
King Township	0	26	0	0	0	0	0	0
Markham	180	60	0	0	0	478	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	76	21	0	0	0	0	0	0
Vaughan	0	8	0	0	0	0	0	0
Whitchurch-Stouffville	0	28	0	0	0	0	0	0
Peel Region	67	306	0	0	0	113	0	0
Brampton	28	287	0	0	0	113	0	0
Caledon	27	0	0	0	0	0	0	0
Mississauga	12	19	0	0	0	0	0	0
Halton Region	164	135	0	0	0	96	0	0
Burlington	0	0	0	0	0	96	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	164	115	0	0	0	0	0	0
Oakville	0	20	0	0	0	0	0	0
Durham Region	82	40	0	0	0	0	0	25
Ajax	0	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	17	0	0	0	0	0	0
Oshawa	58	0	0	0	0	0	0	25
Pickering	4	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	20	13	0	0	0	0	0	0
Remainder of Toronto CMA	35	17	0	0	0	3	0	0
Bradford West Gwillimbury	0	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	28	4	0	0	0	0	0	0
Orangeville	7	0	0	0	0	3	0	0
Toronto CMA	530	635	0	0	867	3,244	0	69
Oshawa CMA	78	30	0	0	0	0	0	25
Greater Toronto Area (GTA)	573	648	0	0	867	3,337	0	94

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	544	396	79	31	14,853	14,592	2,013	2,309
Toronto	78	99	40	0	8,227	9,776	1,817	2,081
East York	0	0	0	0	66	0	0	0
Etobicoke	68	137	0	0	2,493	2,865	0	0
North York	244	20	39	31	2,291	1,108	0	228
Scarborough	154	134	0	0	1,736	684	196	0
York	0	6	0	0	40	159	0	0
York Region	1,715	1,680	0	0	2,006	4,370	537	40
Aurora	343	232	0	0	179	207	0	0
East Gwillimbury	138	0	0	0	0	0	0	0
Georgina Township	48	24	0	0	0	0	0	0
King Township	10	60	0	0	0	0	0	0
Markham	418	447	0	0	1,395	1,158	306	0
Newmarket	41	23	0	0	0	0	231	16
Richmond Hill	236	423	0	0	176	1,224	0	0
Vaughan	435	176	0	0	102	1,727	0	24
Whitchurch-Stouffville	46	295	0	0	154	54	0	0
Peel Region	934	1,413	0	14	310	2,025	0	430
Brampton	715	1,054	0	14	50	237	0	26
Caledon	73	110	0	0	0	0	0	0
Mississauga	146	249	0	0	260	1,788	0	404
Halton Region	774	755	0	0	707	1,704	0	0
Burlington	0	43	0	0	302	333	0	0
Halton Hills	71	86	0	0	56	0	0	0
Milton	203	306	0	0	135	464	0	0
Oakville	500	320	0	0	214	907	0	0
Durham Region	804	553	0	0	520	301	237	605
Ajax	51	140	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	184	61	0	0	380	6	143	0
Oshawa	312	138	0	0	0	0	94	595
Pickering	85	24	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	61	0	0	0	0	0	0
Whitby	156	129	0	0	140	126	0	10
Remainder of Toronto CMA	298	110	37	0	0	51	1	0
Bradford West Gwillimbury	80	26	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	157	66	0	0	0	48	0	0
Orangeville	61	18	37	0	0	3	0	0
Toronto CMA	4,417	4,536	116	45	17,574	22,578	2,551	2,779
Oshawa CMA	652	328	0	0	520	132	237	605
Greater Toronto Area (GTA)	4,771	4,797	79	45	18,396	22,992	2,787	3,384

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Toronto City	112	120	688	2,644	0	69	800	2,833
Toronto	14	35	688	1,884	0	69	702	1,988
East York	4	15	0	0	0	0	4	15
Etobicoke	16	9	0	523	0	0	16	532
North York	54	52	0	237	0	0	54	289
Scarborough	17	0	0	0	0	0	17	0
York	7	9	0	0	0	0	7	9
York Region	683	518	179	478	0	0	862	996
Aurora	49	71	179	0	0	0	228	71
East Gwillimbury	165	10	0	0	0	0	165	10
Georgina Township	29	73	0	0	0	0	29	73
King Township	15	50	0	0	0	0	15	50
Markham	198	118	0	478	0	0	198	596
Newmarket	7	20	0	0	0	0	7	20
Richmond Hill	133	99	0	0	0	0	133	99
Vaughan	72	45	0	0	0	0	72	45
Whitchurch-Stouffville	15	32	0	0	0	0	15	32
Peel Region	396	652	0	132	0	0	396	784
Brampton	270	591	0	113	0	0	270	704
Caledon	98	49	0	0	0	0	98	49
Mississauga	28	12	0	19	0	0	28	31
Halton Region	417	302	0	99	0	0	417	401
Burlington	2	2	0	99	0	0	2	101
Halton Hills	4	26	0	0	0	0	4	26
Milton	392	200	0	0	0	0	392	200
Oakville	19	74	0	0	0	0	19	74
Durham Region	91	130	71	23	0	25	162	178
Ajax	10	5	0	10	0	0	10	15
Brock	0	0	0	0	0	0	0	0
Clarington	14	56	0	0	0	0	14	56
Oshawa	18	38	47	0	0	25	65	63
Pickering	22	15	4	0	0	0	26	15
Scugog	2	8	0	0	0	0	2	8
Uxbridge	3	1	0	0	0	0	3	1
Whitby	22	7	20	13	0	0	42	20
Remainder of Toronto CMA	231	94	0	5	0	0	231	99
Bradford West Gwillimbury	102	46	0	0	0	0	102	46
Town of Mono	13	6	0	0	0	0	13	6
New Tecumseth	101	33	0	5	0	0	101	38
Orangeville	15	9	0	0	0	0	15	9
Toronto CMA	1,872	1,705	871	3,269	0	69	2,743	5,043
Oshawa CMA	54	101	67	13	0	25	121	139
Greater Toronto Area (GTA)	1,699	1,722	938	3,376	0	94	2,637	5,192

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,636	1,608	15,048	14,557	2,092	2,340	18,776	18,505
Toronto	258	243	8,237	9,787	1,857	2,081	10,352	12,111
East York	83	78	66	0	0	0	149	78
Etobicoke	318	342	2,545	2,901	0	0	2,863	3,243
North York	751	632	2,291	1,049	39	259	3,081	1,940
Scarborough	174	246	1,869	684	196	0	2,239	930
York	52	67	40	136	0	0	92	203
York Region	5,700	4,652	1,960	4,639	537	40	8,197	9,331
Aurora	1,053	733	181	207	0	0	1,234	940
East Gwillimbury	839	133	0	0	0	0	839	133
Georgina Township	367	293	0	0	0	0	367	293
King Township	258	430	6	15	0	0	264	445
Markham	975	897	1,196	1,158	306	0	2,477	2,055
Newmarket	350	219	0	25	231	16	581	260
Richmond Hill	629	573	204	1,313	0	0	833	1,886
Vaughan	1,028	1,112	219	1,762	0	24	1,247	2,898
Whitchurch-Stouffville	201	262	154	159	0	0	355	421
Peel Region	4,110	4,497	275	2,433	0	444	4,385	7,374
Brampton	3,439	3,443	9	452	0	40	3,448	3,935
Caledon	358	748	0	0	0	0	358	748
Mississauga	313	306	266	1,981	0	404	579	2,691
Halton Region	1,970	1,832	722	1,690	0	0	2,692	3,522
Burlington	44	94	302	361	0	0	346	455
Halton Hills	151	411	56	0	0	0	207	411
Milton	670	724	135	362	0	0	805	1,086
Oakville	1,105	603	229	967	0	0	1,334	1,570
Durham Region	1,969	2,188	776	484	241	605	2,986	3,277
Ajax	257	281	16	73	0	0	273	354
Brock	10	23	0	0	0	0	10	23
Clarington	485	552	466	14	143	0	1,094	566
Oshawa	622	816	47	0	96	595	765	1,411
Pickering	206	175	45	169	0	0	251	344
Scugog	14	19	0	0	0	0	14	19
Uxbridge	66	137	1	0	0	0	67	137
Whitby	309	185	201	228	2	10	512	423
Remainder of Toronto CMA	1,698	948	11	94	38	0	1,747	1,042
Bradford West Gwillimbury	664	376	0	0	0	0	664	376
Town of Mono	97	108	0	0	1	0	98	108
New Tecumseth	857	411	11	89	0	0	868	500
Orangeville	80	53	0	5	37	0	117	58
Toronto CMA	15,599	14,036	17,776	23,294	2,667	2,824	36,042	40,154
Oshawa CMA	1,416	1,553	714	242	241	605	2,371	2,400
Greater Toronto Area (GTA)	15,385	14,777	18,781	23,803	2,870	3,429	37,036	42,009

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type November 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Toronto City	77	150	6	2	21	9	1,041	407	1,145	568	101.6
Toronto	13	19	2	0	0	9	1,018	407	1,033	435	137.5
East York	5	5	0	0	0	0	0	0	5	5	0.0
Etobicoke	15	28	4	0	0	0	0	0	19	28	-32.1
North York	27	88	0	2	0	0	0	0	27	90	-70.0
Scarborough	16	6	0	0	21	0	0	0	37	6	**
York	1	4	0	0	0	0	23	0	24	4	**
York Region	251	241	16	14	79	165	833	0	1,179	420	180.7
Aurora	23	47	12	0	0	0	0	0	35	47	-25.5
East Gwillimbury	8	3	0	0	0	0	0	0	8	3	166.7
Georgina Township	50	12	0	0	0	0	0	0	50	12	**
King Township	42	3	2	0	13	0	0	0	57	3	**
Markham	13	73	0	10	0	29	0	0	13	112	-88.4
Newmarket	49	19	0	0	4	28	0	0	53	47	12.8
Richmond Hill	18	31	0	4	27	50	0	0	45	85	-47.1
Vaughan	25	53	2	0	18	0	833	0	878	53	**
Whitchurch-Stouffville	23	0	0	0	17	58	0	0	40	58	-31.0
Peel Region	205	217	52	42	101	36	0	0	358	295	21.4
Brampton	192	156	44	38	90	0	0	0	326	194	68.0
Caledon	1	55	4	0	0	0	0	0	5	55	-90.9
Mississauga	12	6	4	4	11	36	0	0	27	46	-41.3
Halton Region	148	61	0	6	48	45	194	75	390	187	108.6
Burlington	5	9	0	0	0	4	0	2	5	15	-66.7
Halton Hills	14	10	0	0	0	0	0	0	14	10	40.0
Milton	45	7	0	6	10	0	194	0	249	13	**
Oakville	84	35	0	0	38	41	0	73	122	149	-18.1
Durham Region	126	173	0	4	48	24	0	6	174	207	-15.9
Ajax	23	28	0	0	25	7	0	0	48	35	37.1
Brock	3	1	0	0	0	0	0	0	3	1	200.0
Clarington	39	35	0	0	19	0	0	0	58	35	65.7
Oshawa	33	80	0	4	0	0	0	6	33	90	-63.3
Pickering	7	5	0	0	4	0	0	0	11	5	120.0
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	21	20	0	0	0	17	0	0	21	37	-43.2
Remainder of Toronto CMA	71	36	0	0	0	3	0	0	71	39	82.1
Bradford West Gwillimbury	49	10	0	0	0	0	0	0	49	10	**
Town of Mono	2	0	0	0	0	0	0	0	2	0	n/a
New Tecumseth	19	15	0	0	0	0	0	0	19	15	26.7
Orangeville	1	11	0	0	0	3	0	0	1	14	-92.9
Toronto CMA	777	731	74	64	278	261	2,068	480	3,197	1,536	108.1
Oshawa CMA	93	135	0	4	19	17	0	6	112	162	-30.9
Greater Toronto Area (GTA)	807	842	74	68	297	279	2,068	488	3,246	1,677	93.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	1,033	1,006	102	102	280	169	13,814	27,403	15,229	28,680	-46.9
Toronto	145	168	10	44	75	98	9,325	17,912	9,555	18,222	-47.6
East York	71	63	8	6	0	5	0	0	79	74	6.8
Etobicoke	221	152	14	2	4	21	1,812	3,186	2,051	3,361	-39.0
North York	435	486	54	4	61	0	2,066	5,317	2,616	5,807	-55.0
Scarborough	126	114	8	12	140	26	588	530	862	682	26.4
York	35	23	8	34	0	19	23	458	66	534	-87.6
York Region	2,649	2,395	156	308	1,270	1,236	2,837	2,716	6,912	6,655	3.9
Aurora	440	323	16	0	181	49	112	0	749	372	101.3
East Gwillimbury	175	74	0	2	0	0	0	0	175	76	130.3
Georgina Township	318	162	2	0	14	41	0	0	334	203	64.5
King Township	247	212	2	0	46	33	0	0	295	245	20.4
Markham	189	559	32	212	93	372	782	1,751	1,096	2,894	-62.1
Newmarket	284	38	54	0	23	59	16	0	377	97	**
Richmond Hill	216	266	2	22	313	481	982	325	1,513	1,094	38.3
Vaughan	713	616	48	72	348	97	891	614	2,000	1,399	43.0
Whitchurch-Stouffville	67	145	0	0	252	104	54	26	373	275	35.6
Peel Region	2,560	1,826	580	618	1,505	670	883	1,049	5,528	4,163	32.8
Brampton	1,939	1,472	434	544	1,288	266	617	103	4,278	2,385	79.4
Caledon	469	211	80	40	62	145	0	0	611	396	54.3
Mississauga	152	143	66	34	155	259	266	946	639	1,382	-53.8
Halton Region	1,206	906	22	40	681	553	1,062	535	2,971	2,034	46.1
Burlington	51	106	4	2	22	78	188	205	265	391	-32.2
Halton Hills	221	84	0	0	65	7	0	0	286	91	**
Milton	463	376	16	38	204	191	291	0	974	605	61.0
Oakville	471	340	2	0	390	277	583	330	1,446	947	52.7
Durham Region	1,433	1,510	32	52	511	413	236	78	2,212	2,053	7.7
Ajax	136	394	0	8	63	156	0	0	199	558	-64.3
Brock	12	6	0	0	0	0	0	0	12	6	100.0
Clarington	418	375	4	0	159	28	0	0	581	403	44.2
Oshawa	504	425	18	4	116	72	236	78	874	579	50.9
Pickering	133	104	8	34	24	105	0	0	165	243	-32.1
Scugog	21	16	0	0	0	0	0	0	21	16	31.3
Uxbridge	46	45	2	6	13	8	0	0	61	59	3.4
Whitby	163	145	0	0	136	44	0	0	299	189	58.2
Remainder of Toronto CMA	862	618	70	38	159	45	49	0	1,140	701	62.6
Bradford West Gwillimbury	398	217	8	0	64	7	0	0	470	224	109.8
Town of Mono	115	71	0	0	0	0	1	0	116	71	63.4
New Tecumseth	325	274	62	38	48	8	48	0	483	320	50.9
Orangeville	24	56	0	0	47	30	0	0	71	86	-17.4
Toronto CMA	8,574	7,188	936	1,152	3,973	2,864	18,457	31,498	31,940	42,702	-25.2
Oshawa CMA	1,085	945	22	4	411	144	236	78	1,754	1,171	49.8
Greater Toronto Area (GTA)	8,881	7,643	892	1,120	4,247	3,041	18,832	31,781	32,852	43,585	-24.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Toronto City	21	9	0	0	699	401	342	6
Toronto	0	9	0	0	676	401	342	6
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	21	0	0	0	0	0	0	0
York	0	0	0	0	23	0	0	0
York Region	79	165	0	0	833	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	13	0	0	0	0	0	0	0
Markham	0	29	0	0	0	0	0	0
Newmarket	4	28	0	0	0	0	0	0
Richmond Hill	27	50	0	0	0	0	0	0
Vaughan	18	0	0	0	833	0	0	0
Whitchurch-Stouffville	17	58	0	0	0	0	0	0
Peel Region	101	36	0	0	0	0	0	0
Brampton	90	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	11	36	0	0	0	0	0	0
Halton Region	48	45	0	0	194	75	0	0
Burlington	0	4	0	0	0	2	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	10	0	0	0	194	0	0	0
Oakville	38	41	0	0	0	73	0	0
Durham Region	48	24	0	0	0	0	0	6
Ajax	25	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	19	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	6
Pickering	4	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	17	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	278	261	0	0	1,726	474	342	6
Oshawa CMA	19	17	0	0	0	0	0	6
Greater Toronto Area (GTA)	297	279	0	0	1,726	476	342	12

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	226	165	54	4	12,780	26,045	1,034	1,358
Toronto	35	94	40	4	8,413	17,291	912	621
East York	0	5	0	0	0	0	0	0
Etobicoke	4	21	0	0	1,812	3,186	0	0
North York	47	0	14	0	1,966	5,222	100	95
Scarborough	140	26	0	0	566	346	22	184
York	0	19	0	0	23	0	0	458
York Region	1,270	1,236	0	0	2,135	2,684	702	32
Aurora	181	49	0	0	112	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	14	41	0	0	0	0	0	0
King Township	46	33	0	0	0	0	0	0
Markham	93	372	0	0	322	1,747	460	4
Newmarket	23	59	0	0	0	0	16	0
Richmond Hill	313	481	0	0	780	297	202	28
Vaughan	348	97	0	0	867	614	24	0
Whitchurch-Stouffville	252	104	0	0	54	26	0	0
Peel Region	1,478	670	27	0	317	1,049	566	0
Brampton	1,261	266	27	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	155	259	0	0	186	946	80	0
Halton Region	681	553	0	0	907	420	155	115
Burlington	22	78	0	0	33	90	155	115
Halton Hills	65	7	0	0	0	0	0	0
Milton	204	191	0	0	291	0	0	0
Oakville	390	277	0	0	583	330	0	0
Durham Region	511	413	0	0	0	0	236	78
Ajax	63	156	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	159	28	0	0	0	0	0	0
Oshawa	116	72	0	0	0	0	236	78
Pickering	24	105	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	8	0	0	0	0	0	0
Whitby	136	44	0	0	0	0	0	0
Remainder of Toronto CMA	159	45	0	0	48	0	1	0
Bradford West Gwillimbury	64	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	48	8	0	0	48	0	0	0
Orangeville	47	30	0	0	0	0	0	0
Toronto CMA	3,892	2,860	81	4	16,154	30,108	2,303	1,390
Oshawa CMA	411	144	0	0	0	0	236	78
Greater Toronto Area (GTA)	4,166	3,037	81	4	16,139	30,198	2,693	1,583

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Toronto City	104	161	699	401	342	6	1,145	568
Toronto	15	28	676	401	342	6	1,033	435
East York	5	5	0	0	0	0	5	5
Etobicoke	19	28	0	0	0	0	19	28
North York	27	90	0	0	0	0	27	90
Scarborough	37	6	0	0	0	0	37	6
York	1	4	23	0	0	0	24	4
York Region	324	363	855	57	0	0	1,179	420
Aurora	35	47	0	0	0	0	35	47
East Gwillimbury	8	3	0	0	0	0	8	3
Georgina Township	50	12	0	0	0	0	50	12
King Township	57	3	0	0	0	0	57	3
Markham	13	112	0	0	0	0	13	112
Newmarket	53	19	0	28	0	0	53	47
Richmond Hill	40	85	5	0	0	0	45	85
Vaughan	45	53	833	0	0	0	878	53
Whitchurch-Stouffville	23	29	17	29	0	0	40	58
Peel Region	338	259	20	36	0	0	358	295
Brampton	317	194	9	0	0	0	326	194
Caledon	5	55	0	0	0	0	5	55
Mississauga	16	10	11	36	0	0	27	46
Halton Region	194	85	196	102	0	0	390	187
Burlington	3	13	2	2	0	0	5	15
Halton Hills	14	10	0	0	0	0	14	10
Milton	55	13	194	0	0	0	249	13
Oakville	122	49	0	100	0	0	122	149
Durham Region	153	177	21	24	0	6	174	207
Ajax	42	28	6	7	0	0	48	35
Brock	3	1	0	0	0	0	3	1
Clarington	43	35	15	0	0	0	58	35
Oshawa	33	84	0	0	0	6	33	90
Pickering	11	5	0	0	0	0	11	5
Scugog	0	2	0	0	0	0	0	2
Uxbridge	0	2	0	0	0	0	0	2
Whitby	21	20	0	17	0	0	21	37
Remainder of Toronto CMA	71	39	0	0	0	0	71	39
Bradford West Gwillimbury	49	10	0	0	0	0	49	10
Town of Mono	2	0	0	0	0	0	2	0
New Tecumseth	19	15	0	0	0	0	19	15
Orangeville	1	14	0	0	0	0	1	14
Toronto CMA	1,081	929	1,774	601	342	6	3,197	1,536
Oshawa CMA	97	139	15	17	0	6	112	162
Greater Toronto Area (GTA)	1,113	1,045	1,791	620	342	12	3,246	1,677

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,276	1,238	12,861	26,078	1,088	1,364	15,229	28,680
Toronto	158	306	8,445	17,291	952	625	9,555	18,222
East York	79	72	0	0	0	2	79	74
Etobicoke	239	157	1,812	3,204	0	0	2,051	3,361
North York	487	486	2,015	5,226	114	95	2,616	5,807
Scarborough	270	141	566	357	22	184	862	682
York	43	76	23	0	0	458	66	534
York Region	3,695	3,836	2,515	2,787	702	32	6,912	6,655
Aurora	637	372	112	0	0	0	749	372
East Gwillimbury	175	76	0	0	0	0	175	76
Georgina Township	334	203	0	0	0	0	334	203
King Township	274	238	21	7	0	0	295	245
Markham	314	1,143	322	1,747	460	4	1,096	2,894
Newmarket	348	58	13	39	16	0	377	97
Richmond Hill	437	749	874	317	202	28	1,513	1,094
Vaughan	967	777	1,009	622	24	0	2,000	1,399
Whitchurch-Stouffville	209	220	164	55	0	0	373	275
Peel Region	4,187	2,888	748	1,275	593	0	5,528	4,163
Brampton	3,308	2,250	457	135	513	0	4,278	2,385
Caledon	611	396	0	0	0	0	611	396
Mississauga	268	242	291	1,140	80	0	639	1,382
Halton Region	1,794	1,440	1,022	479	155	115	2,971	2,034
Burlington	64	146	46	130	155	115	265	391
Halton Hills	286	91	0	0	0	0	286	91
Milton	683	605	291	0	0	0	974	605
Oakville	761	598	685	349	0	0	1,446	947
Durham Region	1,758	1,810	218	164	236	79	2,212	2,053
Ajax	175	438	24	120	0	0	199	558
Brock	12	6	0	0	0	0	12	6
Clarington	491	403	90	0	0	0	581	403
Oshawa	638	500	0	0	236	79	874	579
Pickering	165	243	0	0	0	0	165	243
Scugog	21	16	0	0	0	0	21	16
Uxbridge	61	59	0	0	0	0	61	59
Whitby	195	145	104	44	0	0	299	189
Remainder of Toronto CMA	1,056	685	83	16	1	0	1,140	701
Bradford West Gwillimbury	470	224	0	0	0	0	470	224
Town of Mono	115	68	0	3	1	0	116	71
New Tecumseth	405	307	78	13	0	0	483	320
Orangeville	66	86	5	0	0	0	71	86
Toronto CMA	12,345	10,681	17,207	30,625	2,384	1,396	31,940	42,702
Oshawa CMA	1,324	1,048	194	44	236	79	1,754	1,171
Greater Toronto Area (GTA)	12,710	11,212	17,364	30,783	2,774	1,590	32,852	43,585

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2016	0	0.0	0	0.0	2	2.9	4	5.7	64	91.4	70	2,100,000	2,039,094
November 2015	1	1.1	1	1.1	4	4.3	4	4.3	83	89.2	93	2,230,000	2,410,624
Year-to-date 2016	3	0.4	1	0.1	34	4.0	97	11.4	714	84.1	849	2,000,000	1,954,489
Year-to-date 2015	3	0.4	11	1.5	30	4.0	75	10.1	627	84.0	746	2,000,000	2,031,107
Toronto													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	10.5	51	89.5	57	-	-
Year-to-date 2015	0	0.0	0	0.0	1	1.2	17	20.0	67	78.8	85	-	-
East York													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2015	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2016	0	0.0	0	0.0	2	11.8	2	11.8	13	76.5	17	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	5	35.7	9	64.3	14	-	-
Etobicoke													
November 2016	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	-
Year-to-date 2016	0	0.0	1	0.5	0	0.0	6	3.0	195	96.5	202	-	1,629,958
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	0.7	145	99.3	146	-	1,287,500
North York													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	-
November 2015	1	1.9	0	0.0	0	0.0	0	0.0	53	98.1	54	-	2,137,000
Year-to-date 2016	0	0.0	0	0.0	1	0.2	16	3.8	404	96.0	421	950,000	1,999,597
Year-to-date 2015	1	0.3	0	0.0	0	0.0	0	0.0	367	99.7	368	-	2,345,270
Scarborough													
November 2016	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	-	-
November 2015	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	-	-
Year-to-date 2016	3	2.5	0	0.0	31	25.8	52	43.3	34	28.3	120	-	-
Year-to-date 2015	2	1.8	10	8.9	21	18.8	47	42.0	32	28.6	112	-	749,667
York													
November 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
November 2015	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	15	46.9	17	53.1	32	-	-
Year-to-date 2015	0	0.0	1	4.8	8	38.1	5	23.8	7	33.3	21	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2016	15	6.0	51	20.3	67	26.7	49	19.5	69	27.5	251	790,000	962,131
November 2015	3	1.2	30	12.2	72	29.4	53	21.6	87	35.5	245	852,500	1,006,270
Year-to-date 2016	163	6.1	447	16.8	441	16.6	512	19.2	1,097	41.2	2,660	895,000	1,038,968
Year-to-date 2015	149	6.2	312	13.1	524	21.9	601	25.1	804	33.6	2,390	895,000	987,090
Aurora													
November 2016	0	0.0	0	0.0	10	43.5	11	47.8	2	8.7	23	970,000	911,164
November 2015	0	0.0	0	0.0	5	10.6	10	21.3	32	68.1	47	1,345,000	1,205,734
Year-to-date 2016	0	0.0	0	0.0	62	14.0	179	40.5	201	45.5	442	915,000	1,035,386
Year-to-date 2015	0	0.0	7	2.2	152	47.4	73	22.7	89	27.7	321	815,000	962,156
East Gwillimbury													
November 2016	3	37.5	3	37.5	0	0.0	2	25.0	0	0.0	8	-	627,740
November 2015	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	55	31.4	77	44.0	40	22.9	2	1.1	1	0.6	175	610,000	587,133
Year-to-date 2015	27	36.5	34	45.9	12	16.2	0	0.0	1	1.4	74	560,000	573,628
Georgina Township													
November 2016	12	24.0	36	72.0	2	4.0	0	0.0	0	0.0	50	550,000	540,330
November 2015	1	8.3	8	66.7	2	16.7	0	0.0	1	8.3	12	600,000	640,449
Year-to-date 2016	81	25.5	217	68.2	14	4.4	3	0.9	3	0.9	318	550,000	550,421
Year-to-date 2015	116	71.6	28	17.3	9	5.6	2	1.2	7	4.3	162	425,000	491,214
King Township													
November 2016	0	0.0	0	0.0	0	0.0	15	35.7	27	64.3	42	1,042,500	1,146,806
November 2015	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	-	1,204,495
Year-to-date 2016	0	0.0	0	0.0	2	0.8	49	19.3	203	79.9	254	1,250,000	1,360,239
Year-to-date 2015	0	0.0	0	0.0	3	1.4	76	35.7	134	62.9	213	1,155,000	1,203,481
Markham													
November 2016	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	1,200,000	1,344,875
November 2015	1	1.4	14	18.9	38	51.4	12	16.2	9	12.2	74	760,000	806,541
Year-to-date 2016	22	12.1	30	16.5	43	23.6	35	19.2	52	28.6	182	770,000	919,878
Year-to-date 2015	1	0.2	81	14.6	179	32.4	182	32.9	110	19.9	553	850,000	916,557
Newmarket													
November 2016	0	0.0	7	13.7	27	52.9	16	31.4	1	2.0	51	780,000	761,645
November 2015	0	0.0	6	31.6	12	63.2	1	5.3	0	0.0	19	655,000	656,622
Year-to-date 2016	1	0.3	76	26.6	115	40.2	67	23.4	27	9.4	286	770,000	765,881
Year-to-date 2015	1	2.6	6	15.8	24	63.2	7	18.4	0	0.0	38	655,000	706,225
Richmond Hill													
November 2016	0	0.0	0	0.0	12	66.7	0	0.0	6	33.3	18	725,000	1,617,100
November 2015	0	0.0	1	3.2	12	38.7	4	12.9	14	45.2	31	805,000	1,345,494
Year-to-date 2016	0	0.0	0	0.0	49	22.6	35	16.1	133	61.3	217	1,357,500	1,675,105
Year-to-date 2015	1	0.4	19	7.2	54	20.5	63	24.0	126	47.9	263	960,000	1,238,051
Vaughan													
November 2016	0	0.0	0	0.0	1	4.0	0	0.0	24	96.0	25	1,330,000	1,609,225
November 2015	0	0.0	0	0.0	2	3.8	23	43.4	28	52.8	53	1,015,000	1,095,572
Year-to-date 2016	1	0.1	28	3.9	86	12.0	138	19.2	465	64.8	718	1,145,000	1,172,674
Year-to-date 2015	1	0.2	57	9.2	50	8.1	196	31.7	314	50.8	618	1,010,000	1,116,530
Whitchurch-Stouffville													
November 2016	0	0.0	5	21.7	15	65.2	2	8.7	1	4.3	23	755,000	754,690
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	4.4	19	27.9	30	44.1	4	5.9	12	17.6	68	740,000	790,968
Year-to-date 2015	2	1.4	80	54.1	41	27.7	2	1.4	23	15.5	148	600,000	774,273

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2016	23	11.2	82	40.0	51	24.9	23	11.2	26	12.7	205	645,000	749,623
November 2015	17	7.8	69	31.8	103	47.5	18	8.3	10	4.6	217	680,000	705,856
Year-to-date 2016	228	8.9	753	29.3	968	37.6	367	14.3	257	10.0	2,573	685,000	751,391
Year-to-date 2015	336	18.5	722	39.8	468	25.8	139	7.7	151	8.3	1,816	620,000	682,010
Brampton													
November 2016	22	11.5	82	42.7	51	26.6	23	12.0	14	7.3	192	640,000	687,360
November 2015	17	10.9	69	44.2	48	30.8	18	11.5	4	2.6	156	635,000	669,623
Year-to-date 2016	224	11.5	732	37.5	550	28.2	322	16.5	124	6.4	1,952	655,000	698,783
Year-to-date 2015	335	22.9	650	44.5	341	23.4	95	6.5	39	2.7	1,460	590,000	615,926
Caledon													
November 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
November 2015	0	0.0	0	0.0	55	100.0	0	0.0	0	0.0	55	710,000	707,445
Year-to-date 2016	4	0.9	21	4.5	418	89.1	10	2.1	16	3.4	469	685,000	712,681
Year-to-date 2015	1	0.5	72	33.8	125	58.7	10	4.7	5	2.3	213	680,000	676,480
Mississauga													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,450,000	1,745,833
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,633,333
Year-to-date 2016	0	0.0	0	0.0	0	0.0	35	23.0	117	77.0	152	1,450,000	1,546,177
Year-to-date 2015	0	0.0	0	0.0	2	1.4	34	23.8	107	74.8	143	1,250,000	1,364,949
Halton Region													
November 2016	0	0.0	30	20.1	20	13.4	38	25.5	61	40.9	149	900,000	976,689
November 2015	0	0.0	6	9.4	6	9.4	21	32.8	31	48.4	64	1,235,000	1,235,184
Year-to-date 2016	3	0.2	287	23.5	326	26.7	314	25.7	290	23.8	1,220	790,000	970,969
Year-to-date 2015	45	5.0	340	37.9	97	10.8	144	16.0	272	30.3	898	740,000	993,949
Burlington													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
November 2015	0	0.0	0	0.0	3	25.0	6	50.0	3	25.0	12	-	1,055,382
Year-to-date 2016	0	0.0	6	10.5	2	3.5	10	17.5	39	68.4	57	-	1,540,483
Year-to-date 2015	0	0.0	18	17.1	25	23.8	17	16.2	45	42.9	105	640,000	1,172,033
Halton Hills													
November 2016	0	0.0	0	0.0	0	0.0	14	100.0	0	0.0	14	905,000	901,114
November 2015	0	0.0	0	0.0	3	30.0	7	70.0	0	0.0	10	860,000	847,100
Year-to-date 2016	0	0.0	16	7.2	95	43.0	96	43.4	14	6.3	221	800,000	884,921
Year-to-date 2015	0	0.0	9	10.7	33	39.3	31	36.9	11	13.1	84	805,000	871,713
Milton													
November 2016	0	0.0	30	66.7	15	33.3	0	0.0	0	0.0	45	640,000	642,860
November 2015	0	0.0	6	85.7	0	0.0	1	14.3	0	0.0	7	-	627,343
Year-to-date 2016	1	0.2	263	56.9	164	35.5	26	5.6	8	1.7	462	645,000	676,745
Year-to-date 2015	41	10.9	312	83.0	5	1.3	8	2.1	10	2.7	376	520,000	576,325
Oakville													
November 2016	0	0.0	0	0.0	5	5.8	24	27.9	57	66.3	86	1,115,000	1,163,670
November 2015	0	0.0	0	0.0	0	0.0	7	20.0	28	80.0	35	1,265,000	1,529,280
Year-to-date 2016	2	0.4	2	0.4	65	13.5	182	37.9	229	47.7	480	967,500	1,265,232
Year-to-date 2015	4	1.2	1	0.3	34	10.2	88	26.4	206	61.9	333	1,110,000	1,463,567

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2016	29	24.4	48	40.3	22	18.5	16	13.4	4	3.4	119	565,000	579,621
November 2015	79	46.2	64	37.4	20	11.7	7	4.1	1	0.6	171	505,000	532,174
Year-to-date 2016	515	37.7	558	40.8	201	14.7	73	5.3	19	1.4	1,366	525,000	545,938
Year-to-date 2015	689	46.1	544	36.4	196	13.1	57	3.8	7	0.5	1,493	505,000	526,294
Ajax													
November 2016	0	0.0	10	43.5	13	56.5	0	0.0	0	0.0	23	660,000	645,381
November 2015	2	7.1	13	46.4	13	46.4	0	0.0	0	0.0	28	642,500	635,502
Year-to-date 2016	4	2.9	69	50.7	63	46.3	0	0.0	0	0.0	136	645,000	631,381
Year-to-date 2015	128	31.8	136	33.8	130	32.3	8	2.0	0	0.0	402	590,000	575,583
Brock													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
November 2016	15	42.9	15	42.9	0	0.0	5	14.3	0	0.0	35	540,000	540,771
November 2015	30	85.7	4	11.4	1	2.9	0	0.0	0	0.0	35	410,000	423,414
Year-to-date 2016	167	42.7	200	51.2	11	2.8	11	2.8	2	0.5	391	505,000	513,900
Year-to-date 2015	273	73.8	77	20.8	16	4.3	4	1.1	0	0.0	370	405,000	441,788
Oshawa													
November 2016	13	39.4	18	54.5	2	6.1	0	0.0	0	0.0	33	540,000	518,152
November 2015	44	55.0	35	43.8	1	1.3	0	0.0	0	0.0	80	487,500	487,060
Year-to-date 2016	258	51.4	213	42.4	27	5.4	3	0.6	1	0.2	502	495,000	506,199
Year-to-date 2015	217	51.1	197	46.4	10	2.4	1	0.2	0	0.0	425	500,000	495,987
Pickering													
November 2016	0	0.0	0	0.0	2	28.6	5	71.4	0	0.0	7	-	847,579
November 2015	0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	6	-	794,350
Year-to-date 2016	18	13.6	30	22.7	53	40.2	30	22.7	1	0.8	132	652,500	695,369
Year-to-date 2015	15	14.4	51	49.0	12	11.5	24	23.1	2	1.9	104	560,000	652,359
Scugog													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	26	56.5	13	28.3	4	8.7	3	6.5	0	0.0	46	390,000	477,943
Year-to-date 2015	19	42.2	15	33.3	7	15.6	4	8.9	0	0.0	45	650,000	603,441
Whitby													
November 2016	1	4.8	5	23.8	5	23.8	6	28.6	4	19.0	21	-	-
November 2015	1	5.0	11	55.0	3	15.0	4	20.0	1	5.0	20	572,500	679,649
Year-to-date 2016	42	26.4	33	20.8	43	27.0	26	16.4	15	9.4	159	557,500	604,549
Year-to-date 2015	37	25.2	68	46.3	21	14.3	16	10.9	5	3.4	147	550,000	604,794

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2016	16	22.5	54	76.1	0	0.0	1	1.4	0	0.0	71	555,000	536,014
November 2015	20	55.6	13	36.1	3	8.3	0	0.0	0	0.0	36	492,500	490,748
Year-to-date 2016	238	27.6	526	61.0	80	9.3	17	2.0	2	0.2	863	550,000	548,019
Year-to-date 2015	381	61.9	183	29.7	43	7.0	4	0.6	5	0.8	616	465,000	482,959
Bradford West Gwillimbury													
November 2016	3	6.1	46	93.9	0	0.0	0	0.0	0	0.0	49	570,000	564,961
November 2015	2	20.0	5	50.0	3	30.0	0	0.0	0	0.0	10	585,000	602,190
Year-to-date 2016	66	16.6	320	80.6	10	2.5	1	0.3	0	0.0	397	575,000	570,767
Year-to-date 2015	120	55.3	81	37.3	10	4.6	1	0.5	5	2.3	217	490,000	529,028
Town of Mono													
November 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	13	11.1	41	35.0	48	41.0	14	12.0	1	0.9	117	-	648,495
Year-to-date 2015	6	8.7	38	55.1	24	34.8	1	1.4	0	0.0	69	-	636,412
New Tecumseth													
November 2016	12	63.2	7	36.8	0	0.0	0	0.0	0	0.0	19	490,000	461,358
November 2015	13	86.7	2	13.3	0	0.0	0	0.0	0	0.0	15	360,000	412,323
Year-to-date 2016	155	47.7	152	46.8	16	4.9	1	0.3	1	0.3	325	500,000	495,498
Year-to-date 2015	210	76.6	56	20.4	6	2.2	2	0.7	0	0.0	274	425,000	445,956
Orangeville													
November 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
November 2015	5	45.5	6	54.5	0	0.0	0	0.0	0	0.0	11	510,000	496,380
Year-to-date 2016	4	16.7	13	54.2	6	25.0	1	4.2	0	0.0	24	-	-
Year-to-date 2015	45	80.4	8	14.3	3	5.4	0	0.0	0	0.0	56	510,000	439,712
Toronto CMA													
November 2016	54	7.0	227	29.4	155	20.1	120	15.5	216	28.0	772	770,000	956,346
November 2015	45	6.6	133	19.6	200	29.5	93	13.7	208	30.6	679	760,000	1,074,806
Year-to-date 2016	683	8.1	2,120	25.2	1,967	23.4	1,330	15.8	2,322	27.6	8,422	750,000	964,280
Year-to-date 2015	1,076	15.6	1,752	25.3	1,286	18.6	982	14.2	1,816	26.3	6,912	710,000	942,066
Oshawa CMA													
November 2016	29	32.6	38	42.7	7	7.9	11	12.4	4	4.5	89	560,000	614,719
November 2015	75	55.6	50	37.0	5	3.7	4	3.0	1	0.7	135	485,000	499,091
Year-to-date 2016	467	44.4	446	42.4	81	7.7	40	3.8	18	1.7	1,052	515,000	538,309
Year-to-date 2015	527	55.9	342	36.3	47	5.0	21	2.2	5	0.5	942	485,000	493,595
Greater Toronto Area													
November 2016	67	8.4	211	26.6	162	20.4	130	16.4	224	28.2	794	775,000	957,783
November 2015	100	12.7	170	21.5	205	25.9	103	13.0	212	26.8	790	710,000	1,006,198
Year-to-date 2016	912	10.5	2,046	23.6	1,970	22.7	1,363	15.7	2,377	27.4	8,668	750,000	960,022
Year-to-date 2015	1,222	16.6	1,929	26.3	1,315	17.9	1,016	13.8	1,861	25.3	7,343	700,000	928,015

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2016						
Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	2,039,094	2,410,624	-15.4	1,954,489	2,031,107	-3.8
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,629,958	1,287,500	26.6
North York	-	2,137,000	n/a	1,999,597	2,345,270	-14.7
Scarborough	-	-	n/a	-	749,667	n/a
York	-	-	n/a	-	-	n/a
York Region	962,131	1,006,270	-4.4	1,038,968	987,090	5.3
Aurora	911,164	1,205,734	-24.4	1,035,386	962,156	7.6
East Gwillimbury	627,740	-	n/a	587,133	573,628	2.4
Georgina Township	540,330	640,449	-15.6	550,421	491,214	12.1
King Township	1,146,806	1,204,495	-4.8	1,360,239	1,203,481	13.0
Markham	1,344,875	806,541	66.7	919,878	916,557	0.4
Newmarket	761,645	656,622	16.0	765,881	706,225	8.4
Richmond Hill	1,617,100	1,345,494	20.2	1,675,105	1,238,051	35.3
Vaughan	1,609,225	1,095,572	46.9	1,172,674	1,116,530	5.0
Whitchurch-Stouffville	754,690	-	n/a	790,968	774,273	2.2
Peel Region	749,623	705,856	6.2	751,391	682,010	10.2
Brampton	687,360	669,623	2.6	698,783	615,926	13.5
Caledon	-	707,445	n/a	712,681	676,480	5.4
Mississauga	1,745,833	1,633,333	6.9	1,546,177	1,364,949	13.3
Halton Region	976,689	1,235,184	-20.9	970,969	993,949	-2.3
Burlington	-	1,055,382	n/a	1,540,483	1,172,033	31.4
Halton Hills	901,114	847,100	6.4	884,921	871,713	1.5
Milton	642,860	627,343	2.5	676,745	576,325	17.4
Oakville	1,163,670	1,529,280	-23.9	1,265,232	1,463,567	-13.6
Durham Region	579,621	532,174	8.9	545,938	526,294	3.7
Ajax	645,381	635,502	1.6	631,381	575,583	9.7
Brock	-	-	n/a	-	-	n/a
Clarington	540,771	423,414	27.7	513,900	441,788	16.3
Oshawa	518,152	487,060	6.4	506,199	495,987	2.1
Pickering	847,579	794,350	6.7	695,369	652,359	6.6
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	477,943	603,441	-20.8
Whitby	-	679,649	n/a	604,549	604,794	0.0
Remainder of Toronto CMA	536,014	490,748	9.2	548,019	482,959	13.5
Bradford West Gwillimbury	564,961	602,190	-6.2	570,767	529,028	7.9
Town of Mono	-	-	n/a	648,495	636,412	1.9
New Tecumseth	461,358	412,323	11.9	495,498	445,956	11.1
Orangeville	-	496,380	n/a	-	439,712	n/a
Toronto CMA	956,346	1,074,806	-11.0	964,280	942,066	2.4
Oshawa CMA	614,719	499,091	23.2	538,309	493,595	9.1
Greater Toronto Area (GTA)	957,783	1,006,198	-4.8	960,022	928,015	3.4

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

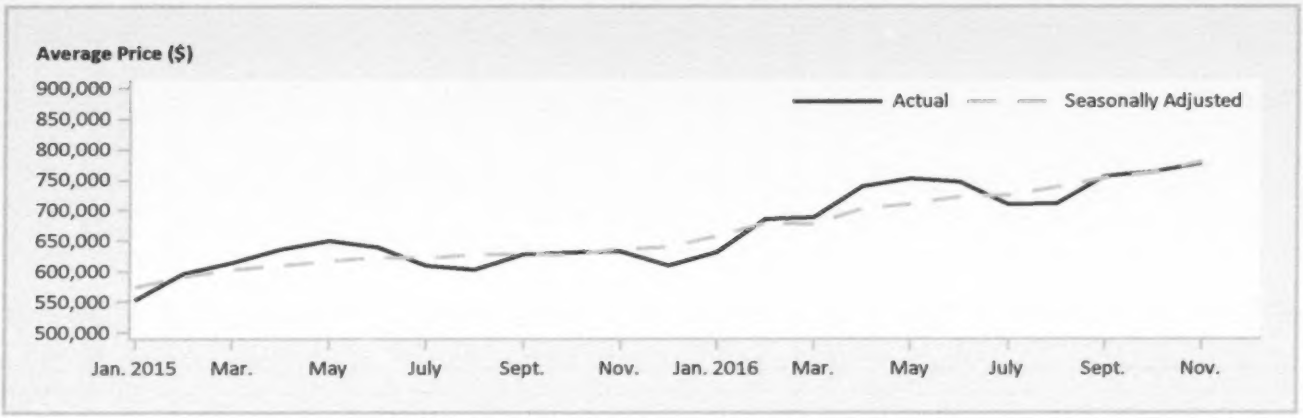


Figure 5.2a: MLS® Residential Sales for Toronto

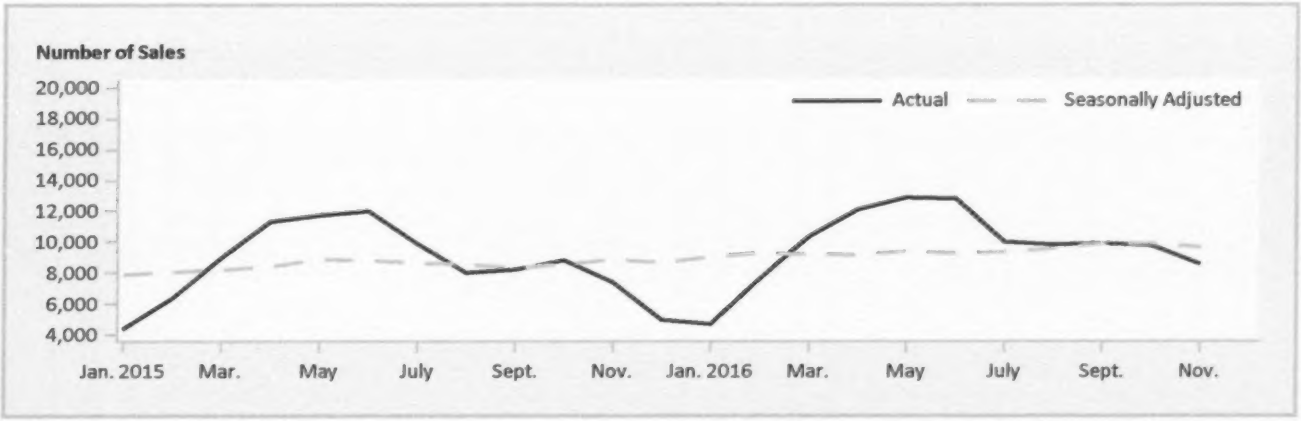
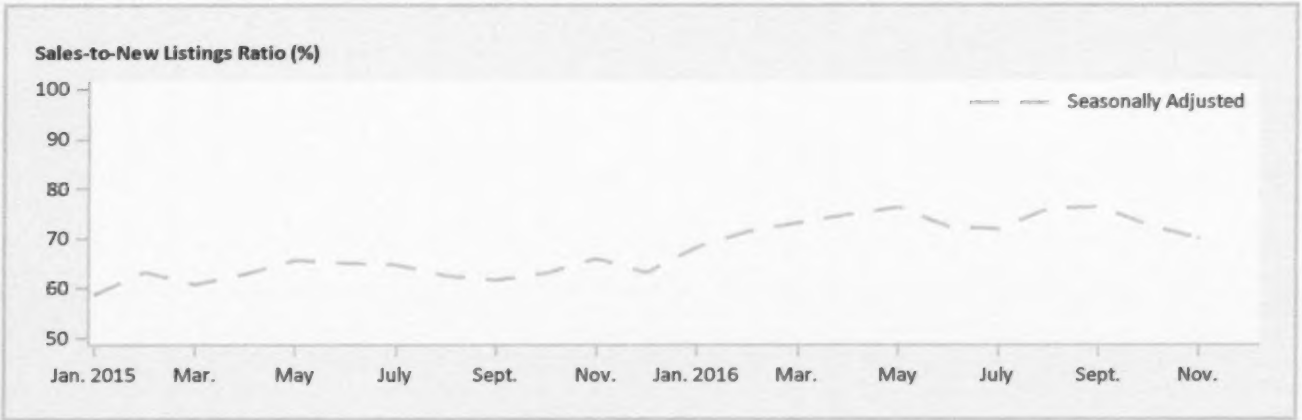


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

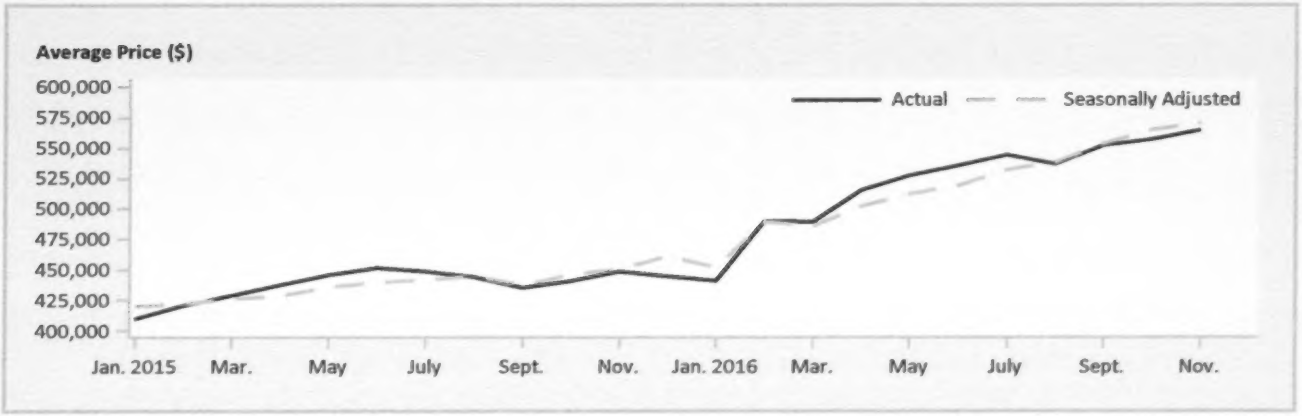


Figure 5.2b: MLS® Residential Sales for Durham Region

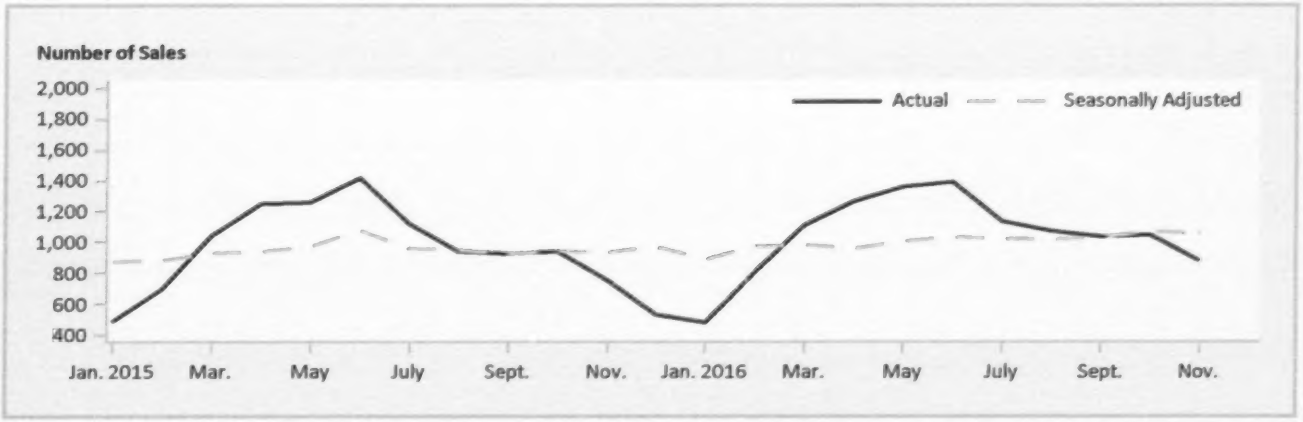
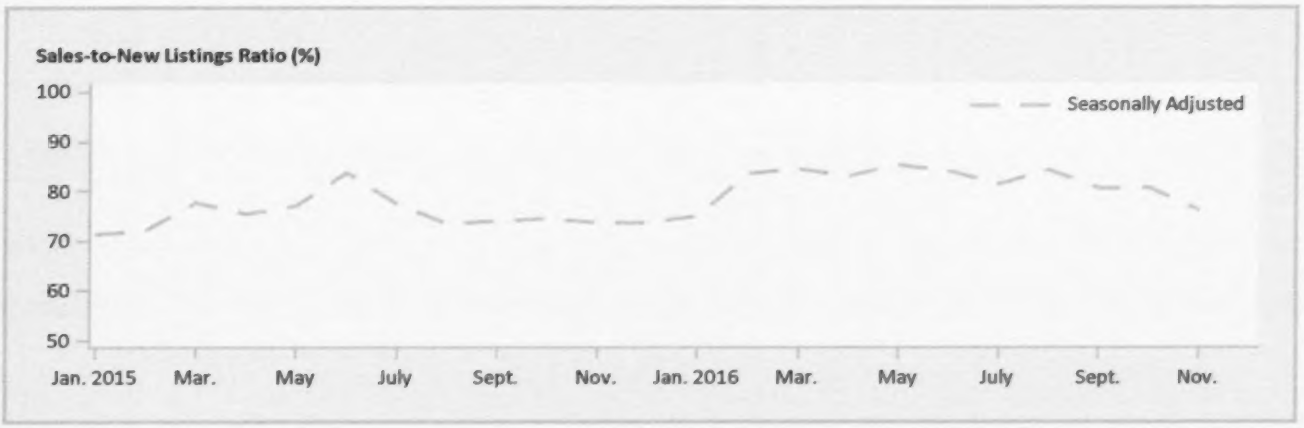


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
November 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,222	7.3	67.2	991
	June	561	3.14	4.64	133.7	131.5	3,238	6.7	67.0	985
	July	567	3.14	4.74	135.1	131.4	3,235	6.4	66.6	985
	August	567	3.14	4.74	136.0	131.1	3,222	6.5	66.3	989
	September	561	3.14	4.64	136.4	131.7	3,211	7.1	66.3	988
	October	561	3.14	4.64	138.2	132.0	3,205	7.1	66.1	982
	November	561	3.14	4.64		131.7	3,209	6.9	66.0	976
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.3	5.6	69.3	963
	June	561	3.14	4.64	133.7	131.5	212.5	6.4	69.6	964
	July	567	3.14	4.74	135.1	131.4	212.5	6.4	69.5	962
	August	567	3.14	4.74	136.0	131.1	213.4	6.9	70.1	963
	September	561	3.14	4.64	136.4	131.7	215.2	6.3	70.0	971
	October	561	3.14	4.64	138.2	132.0	215.6	6.0	69.8	980
	November	561	3.14	4.64		131.7	216.1	5.3	69.4	991
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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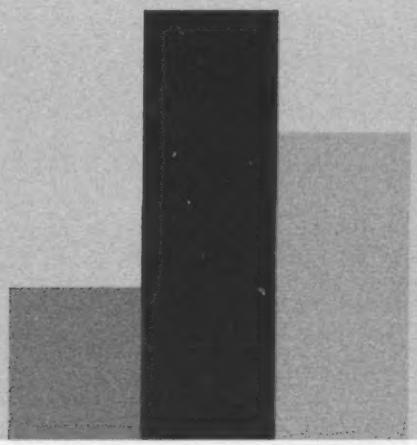

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